



oakheart

£200,000

Guide Price

Propelair Way, Colchester

GUIDE PRICE: £200,000 - £210,000.

This spacious and immaculately presented two-bedroom, two-bathroom ground-floor apartment is located on Properlair Way and offers approximately 800 sq. ft. of well-planned living accommodation. Further benefits include a private terrace, gated communal gardens, one allocated parking space and no onward chain.

The property is ideally positioned within convenient reach of Colchester City Centre, Colchester General Hospital and Colchester North Station, which provides direct rail services into London Liverpool Street. A range of local shops, amenities and transport links are also easily accessible.

The accommodation begins with a welcoming entrance hall, featuring recently fitted bespoke storage cupboards alongside an additional built-in cupboard, providing excellent practical storage.

The principal bedroom is a comfortable double room and benefits from a modern en-suite shower room. There is a further well-proportioned double bedroom, while the contemporary family bathroom is fitted with a bath, separate shower cubicle, WC and wash basin.

At the heart of the home is the generous living and dining area, offering plenty of space for both relaxing and entertaining. The recently refitted and renovated kitchen is positioned just off this space and features sleek cabinetry, extensive worktop surfaces

and a range of integrated appliances.

Doors from the living and dining area open onto the apartment's private terrace, providing an attractive outdoor area for seating, dining or enjoying the warmer months.

Outside, residents benefit from well-maintained, gated communal gardens and one allocated parking space.

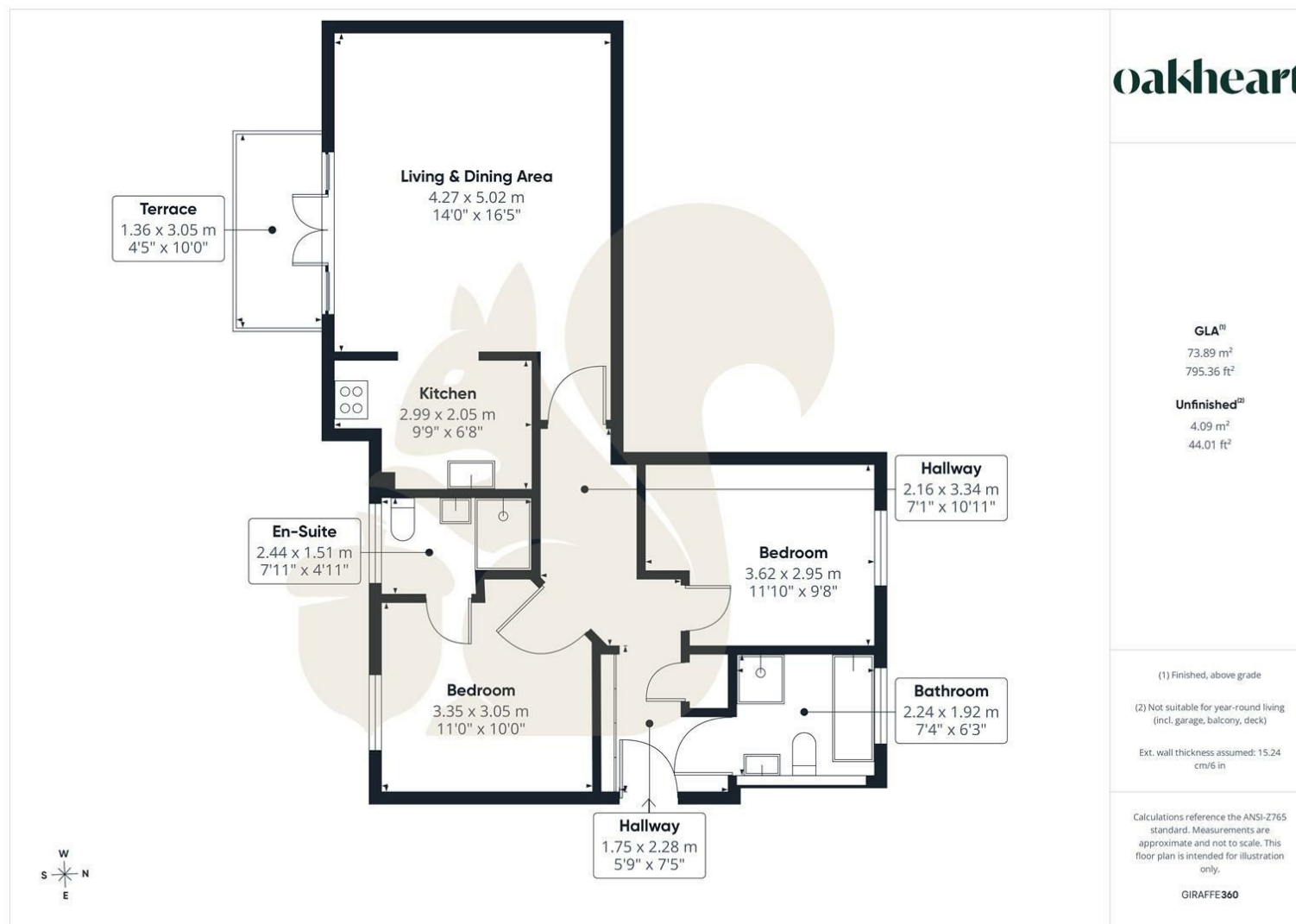
Offered to the market with no onward chain, this beautifully maintained apartment would make an excellent first-time purchase, investment or convenient home for anyone looking to downsize while remaining close to central Colchester and its transport connections.











Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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