

oakheart

£200,000

Guide Price

Peter Crowe Approach, Stanway

GUIDE PRICE: £200,000 - £210,000.

Situated on Peter Crowe Approach in the popular Stanway area of Colchester, this spacious and immaculately presented two bedroom, two bathroom ground floor apartment offers over 600 sq ft of well planned accommodation, together with a private terrace and two allocated parking spaces.

The property is ideally positioned for convenient access to a wide range of local amenities, including Tollgate Shopping Park and Stane Retail Park, while the A12 is easily accessible for commuters. Marks Tey Train Station is also within convenient reach, providing direct rail services into London Liverpool Street.

Internally, the accommodation begins with a spacious L shaped entrance hallway, with multiple built in storage cupboards providing useful space for coats, shoes and everyday essentials.

The principal bedroom is a generous double and benefits from its own modern en suite shower room. There is a further well proportioned second bedroom, ideal as a guest room, nursery or home office, alongside a modern family bathroom.

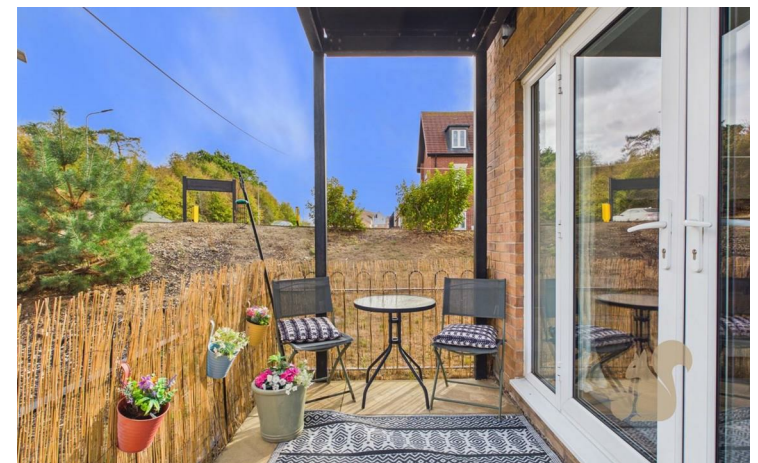
At the heart of the apartment is the impressive open plan kitchen, dining and living area, measuring approximately 19'3" in length. The kitchen provides plenty of worktop and cupboard space, while the open plan layout comfortably accommodates both dining and living furniture, creating a bright and sociable space for everyday living and

entertaining.

Patio doors lead directly from the living area onto the property's private terrace, providing valuable outside space and a natural extension of the main living area during the warmer months.

Externally, the property further benefits from two allocated parking spaces, a particularly useful feature for a two bedroom apartment.

A beautifully presented and well proportioned ground floor home combining two bedrooms, two bathrooms, private outside space and two allocated parking spaces, all within a well connected Stanway location.











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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	81	81
(69-80) C		
(55-68) D		
(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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