

oakheart



£180,000

Guide Price

Kensington Road, Colchester

Guide Price: £180,000 - £190,000.

Positioned in a highly desirable location just off Kensington Road, this beautifully presented two-bedroom first-floor apartment offers an exceptional opportunity for those seeking a spacious, modern home with all the benefits of convenient, well-connected living. Perfectly situated within walking distance of local shops, reputable schools, and excellent transport links to Colchester town centre and beyond, this property is ideally suited to professionals, couples, or small families. The added advantage of no onward chain ensures a smooth and hassle-free purchase.

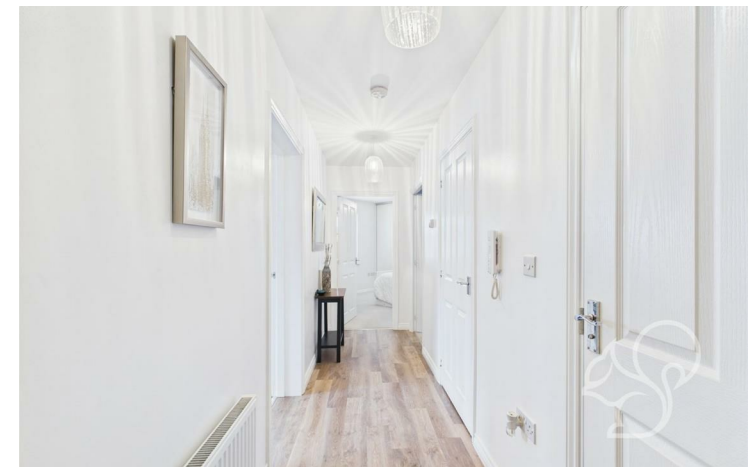
The apartment itself has been thoughtfully designed to maximise both comfort and functionality. The spacious open-plan lounge and dining area provides a bright and welcoming environment, ideal for unwinding after a long day or entertaining family and friends. Large windows allow for an abundance of natural light, creating a warm, airy atmosphere throughout the living space.

The separate modern kitchen is fitted with a comprehensive range of storage cupboards and ample worktop space, making it both practical and stylish – perfect for preparing meals with ease.

The generously sized master bedroom benefits from full length built in

wardrobes & sleek and contemporary en suite shower room, while the second double bedroom offers excellent flexibility for use as a guest room, home office, or nursery. A well-appointed main bathroom with modern fixtures and fittings completes the internal accommodation.

Additional features include gas central heating for year-round comfort, a secure entry system providing peace of mind, and the convenience of two allocated parking spaces – a rare and valuable asset in such a central 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	84	84
(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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