

oakheart

£200,000

Guide Price

Clarendon Way, Colchester



Guide Price: £200,000 - £210,000.

Situated within the sought-after Gilbert Court development on Clarendon Way, this spacious and beautifully presented two-bedroom top floor apartment offers modern living in a highly convenient location. Ideally positioned within walking distance of Colchester City Centre, Colchester General Hospital, and Colchester North Station – providing direct mainline services into London Liverpool Street – this property is perfect for commuters, first-time buyers, or investors alike.

Offered with no onward chain, this superb apartment is ready for immediate occupation.

Upon entering, you are welcomed by a generous hallway complete with a useful storage cupboard.

The heart of the home is the impressive open-plan kitchen, dining and living space. The contemporary kitchen boasts an abundance of cupboard and worktop space, complemented by integrated appliances, making it both practical and stylish. To the opposite side of the room, there is ample space for both dining and lounge furniture, creating an ideal setting for entertaining or relaxing.

The second bedroom is currently utilised as a home office, offering versatility to suit a range of needs.

The modern family bathroom comprises a bath with shower over, WC and wash basin, finished to a high standard.

The large principal bedroom is a standout feature, benefiting from a walk-in wardrobe area and patio doors leading directly onto your own private roof terrace – a fantastic outdoor space with plenty of room for seating, outdoor furniture and a BBQ, perfect for enjoying warmer months.

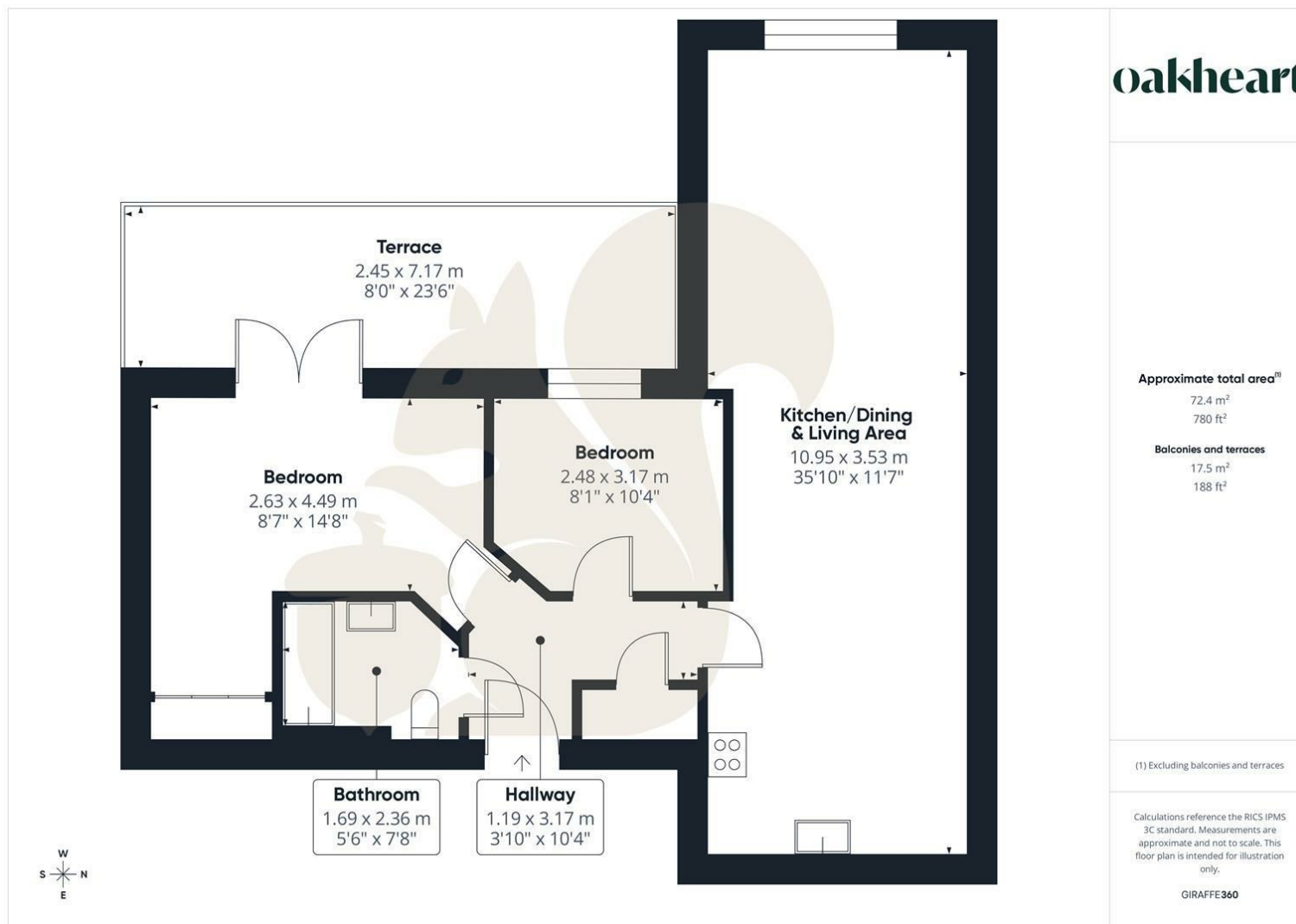
The property further benefits from an allocated parking space, providing convenient and secure off-road parking.











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	80
(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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart