

oakheart



£170,000

Guide Price

Sandmartin Crescent, Stanway

Guide Price: £170,000 - £180,000.

A spacious and well-presented one bedroom ground floor apartment, ideally positioned on Sandmartin Crescent in the ever-desirable Stanway area of Colchester. This superb home enjoys patio doors opening directly onto the communal gardens, alongside the rare benefit of both an allocated parking space and a garage, and is offered to the market with no onward chain.

The accommodation begins with a welcoming entrance hall featuring a large storage cupboard. The property further benefits from a recently refitted, modern shower room, comprising a double walk-in shower, WC and wash

basin. The principal double bedroom is well proportioned and includes built-in wardrobes.

To the rear, the apartment boasts a generous living and dining area, flooded with natural light and enhanced by patio doors providing direct access to the communal garden. The kitchen, accessed from the living space, offers an abundance of worktop and cupboard space and comfortably accommodates a small dining table.

Externally, residents enjoy well-maintained communal gardens, predominantly laid to lawn with patio areas. A particularly appealing feature is

the direct access from the garden into the garage, which benefits from an up-and-over door, with the allocated parking space located directly in front.

Perfectly situated within close proximity to Stane Retail Park, the A12, and Marks Tey Train Station, this property is ideal for first-time buyers, downsizers, or investors alike, combining convenience, comfort, and an excellent Stanway location.











Approximate total area⁽¹⁾

54.7 m²

589 ft²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	76	79
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	