

oakheart



£170,000  
Guide Price  
Mile End Road, Colchester

Guide Price: £170,000 - £180,000.

Positioned within the highly sought-after Bartholomew Court development just off Mile End Road in North Colchester, this spacious and well-maintained two bedroom ground floor apartment is offered for sale with no onward chain, presenting an ideal opportunity for first-time buyers, investors or those looking to downsize.

The property enjoys an excellent location within close proximity to Colchester North Station, providing direct mainline services into London Liverpool Street, as well as convenient access to the A12, Northern Gateway Leisure Park and

Colchester General Hospital.

The accommodation begins with a welcoming entrance hall, giving access to all principal rooms and featuring a large utility cupboard with space and plumbing for a washer/dryer, offering excellent practicality and additional storage.

There are two generous bedrooms, both recently laid with new carpets. One is a well-proportioned double bedroom, while the second double bedroom benefits from a built-in cupboard, providing useful storage space.

The heart of the home is the bright and spacious open plan kitchen, dining and

living area. The kitchen boasts an abundance of cupboard and worktop space, making it ideal for both everyday living and entertaining. Multiple windows allow plenty of natural light to flow through the room, creating a warm and inviting atmosphere.

A well-appointed family bathroom completes the internal accommodation.

Externally, the property benefits from an allocated parking space, ensuring convenient off-road parking.









Local Authority:

Colchester

Tenure:

Leasehold

Council Tax Band:

B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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