

oakheart

£80,000

Guide Price

St. Marys Fields, Colchester



Guide Price: £80,000 - £90,000.

Set on the third floor of a well-maintained retirement development for the over 60s, this delightful one-bedroom apartment offers a peaceful and secure lifestyle within easy walking distance of Colchester's vibrant and historic city centre. The property is offered with no onward chain, making for a simple and stress-free move.

Designed for comfort and practicality, the apartment comprises a

welcoming entrance hall, a bright and spacious lounge perfect for relaxing or socialising, a well-planned kitchen with ample storage and workspace, a modern shower room, and a generous double bedroom filled with natural light.

Residents benefit from an excellent range of communal facilities, including a lift serving all floors, a well-equipped laundry room, a large and comfortable residents' lounge that encourages a friendly community atmosphere, and beautifully maintained gardens providing the perfect

spot to enjoy the outdoors in peace.

Ideally located close to local shops, cafés, restaurants, and cultural attractions, this apartment offers the perfect blend of independent living and community support, making it an excellent choice for those seeking a relaxed and fulfilling retirement in the heart of Colchester.

Please note: some images have been virtually staged.












Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
A

Energy Efficiency Rating

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