

oakheart

£160,000

Guide Price

Saw Mill Road, Colchester

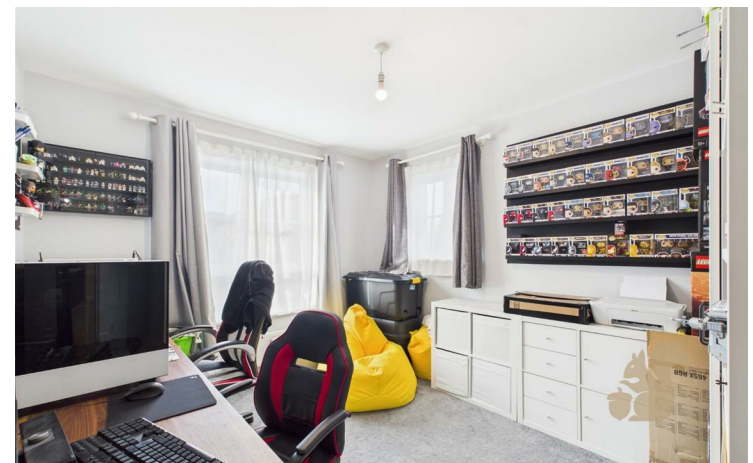
SAW MILL ROAD

Guide Price: £160,000 - £170,000

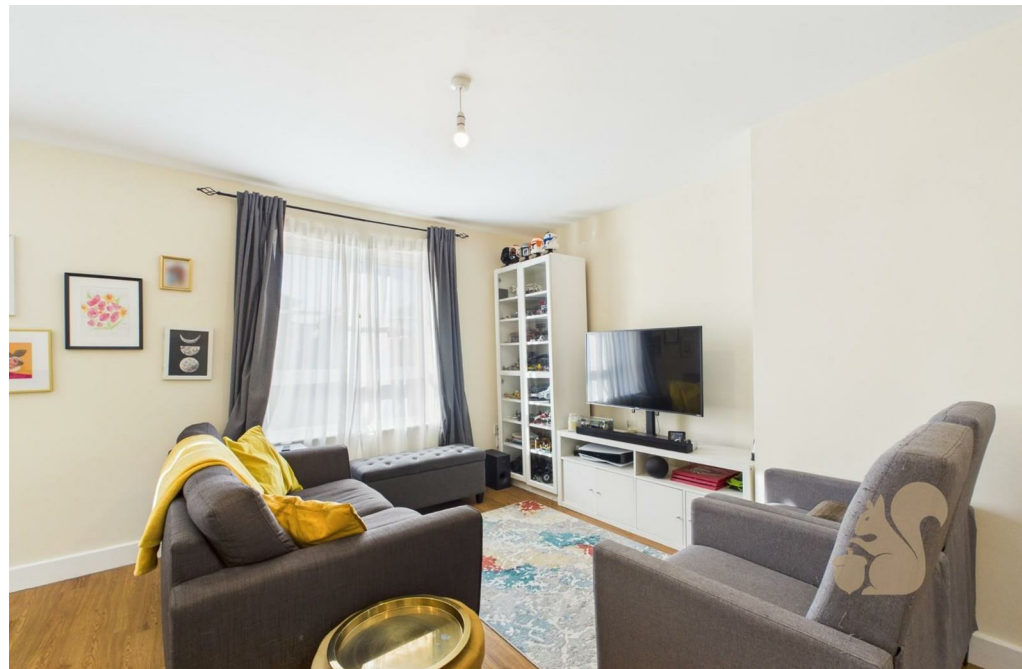
Situated in a highly convenient position within easy reach of Colchester's historic City Centre, this well-presented two-bedroom apartment offers modern, comfortable living with great access to local amenities, shops, transport links, and popular attractions such as Castle Park, Leisure World, and Colchester North Station with direct mainline services to London Liverpool Street.

Inside, the property features a spacious and well-designed layout. The entrance hallway leads into a generous open-plan kitchen and living area, measuring an impressive 5.00m by 6.26m. This bright, versatile space is ideal for everyday living and entertaining. Both bedrooms are well proportioned, with the principal bedroom positioned next to a modern en-suite-style bathroom for added convenience. The second bedroom sits adjacent to the main hallway, making it perfect for guests, children, or use as a flexible

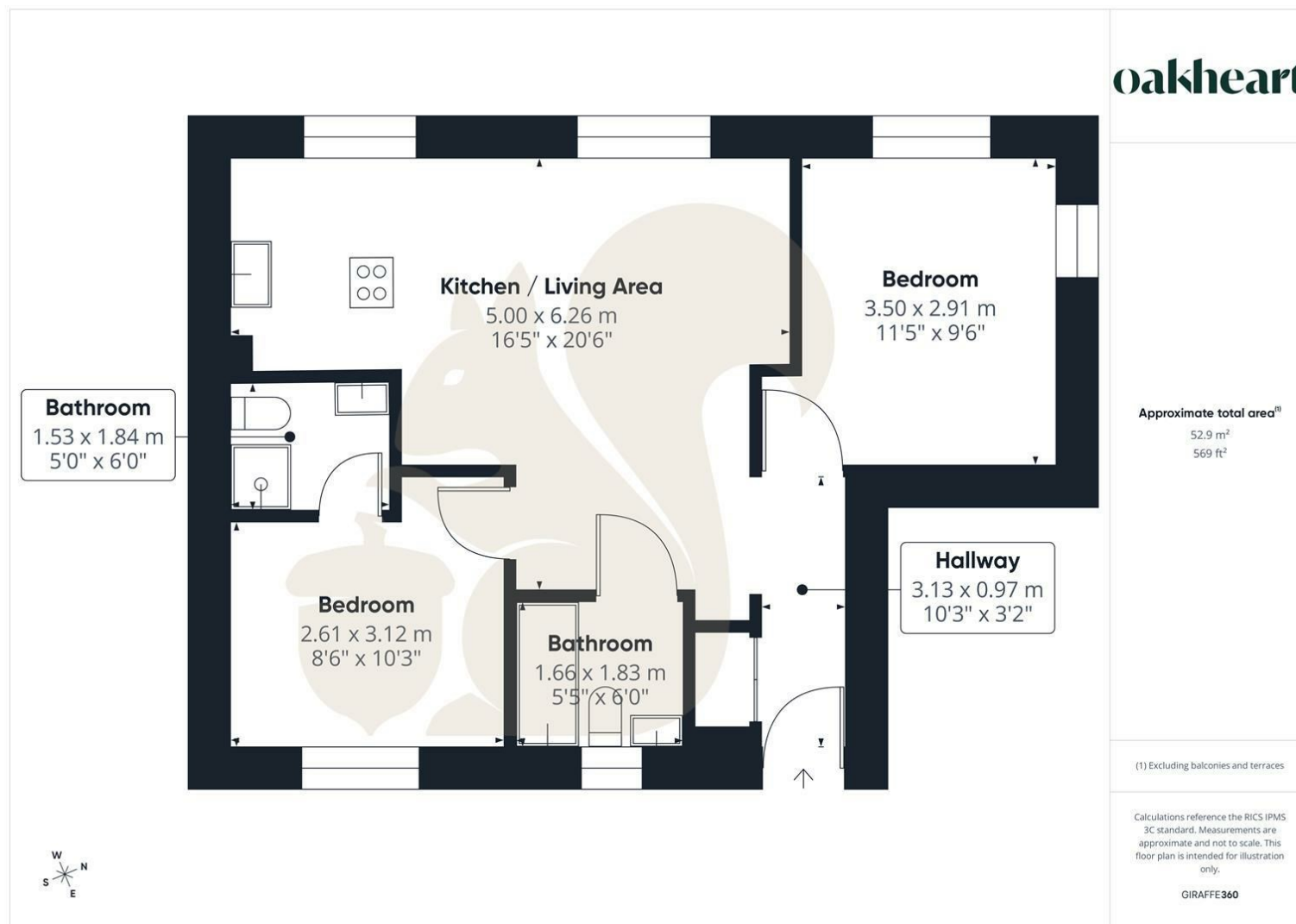
additional space. A second contemporary bathroom completes the accommodation, giving the apartment a valuable extra level of practicality that's rarely found in homes of this size. With its contemporary layout, great room sizes, and excellent location close to the city centre, this apartment is a fantastic option for first-time buyers, commuters, or investors seeking a move-in-ready home. The property benefits from 1 allocated parking space.











Local Authority:


Tenure:

Leasehold

Council Tax Band:

B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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