

oakheart



£140,000

Guide Price

Essex House, Crouch Street, Colchester



Guide Price: £140,000 - £150,000.

This one-bedroom top-floor apartment is located in the heart of Colchester city centre, offering easy access to all the amenities and attractions the city offers. The apartment features a bright, airy living room with large windows, providing plenty of natural light and stunning city skyline views. The fully equipped modern kitchen includes all essential appliances and ample storage space.

The spacious and comfortable bedroom has a large window and plenty of storage space. The bathroom is modern and fully tiled, featuring a double

walk-in shower for ultimate convenience. The apartment also benefits from central gas heating and double-glazed windows for additional comfort and energy efficiency.

Additionally, this top-floor apartment offers peace and quiet, being situated away from the hustle and bustle of the city streets. Residents can enjoy the serene atmosphere and privacy of living on a top floor. The building is well-maintained and has a secure entry system, providing a safe and welcoming environment. On the ground floor, the property benefits from private lockable storage.

Overall, this apartment in Colchester city centre is perfect for professionals or couples seeking a comfortable and convenient city lifestyle.

#### Agents Note:

The current owners have advised us of the below lease information.

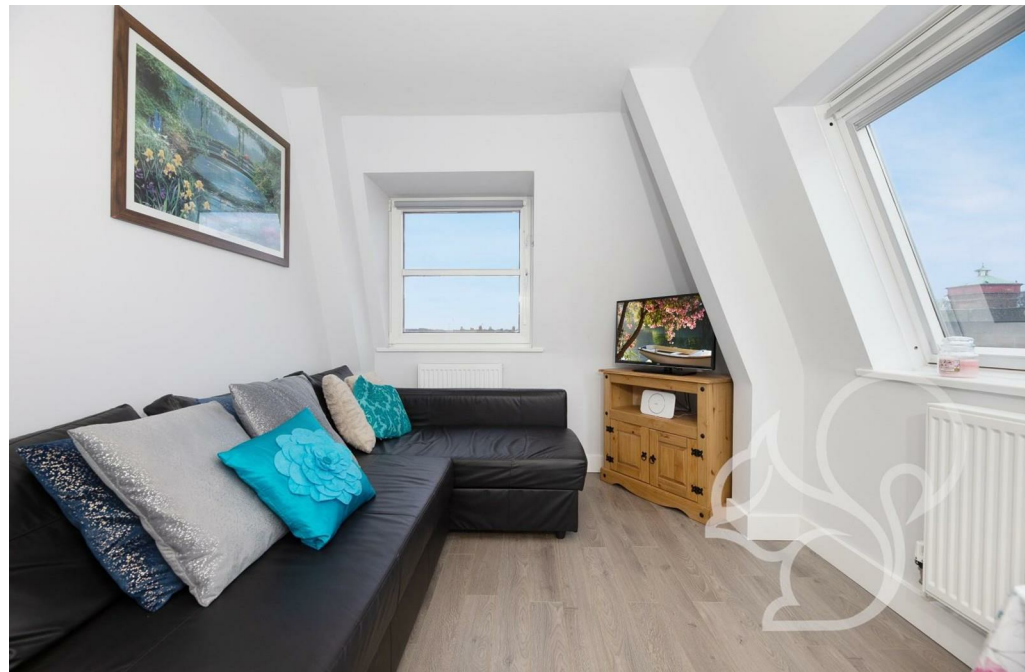
Years Remaining - 122 years.

Ground Rent - £143 Per annum

Service Charge - £1000 Per annum



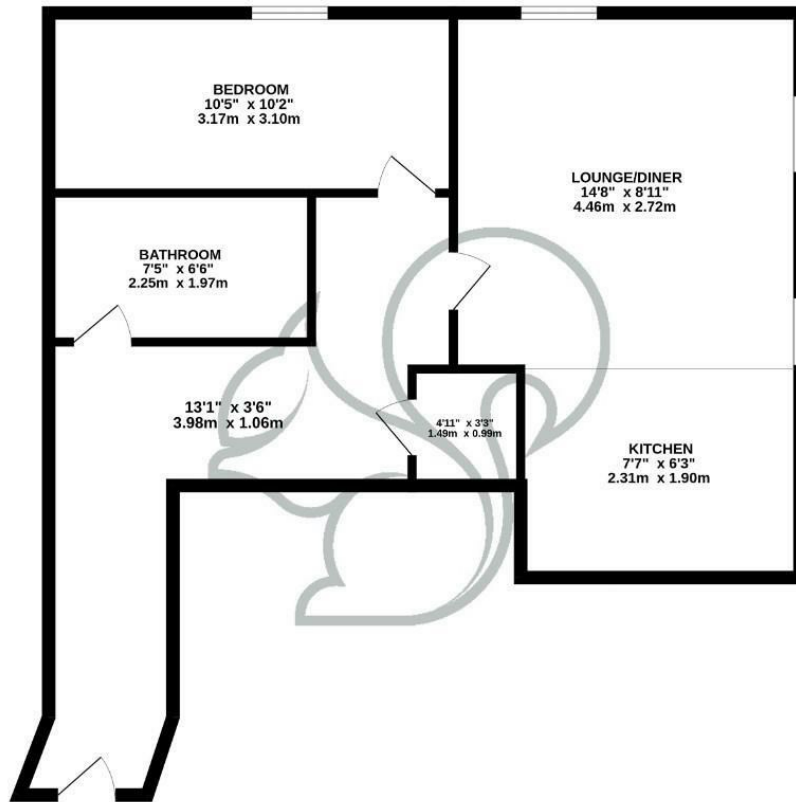








GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(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	

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