

oakheart

Station Square

£200,000

Offers In Excess Of  
Bergholt Road, Colchester



A stylish and immaculately presented one-bedroom luxury apartment, perfectly positioned on a desirable corner plot within the prestigious Station Square development. Located just a stone's throw from Colchester North Station, offering direct trains to London Liverpool Street, this apartment is ideal for both first-time buyers and investors. The property also benefits from convenient access to Colchester City Centre and the A12, making it a prime location for commuters.

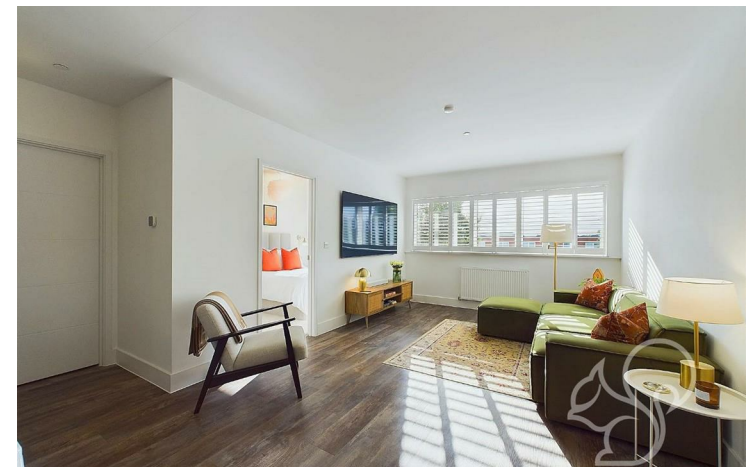
The apartment boasts a spacious and modern open-plan layout, seamlessly combining the kitchen, dining, and living areas. The

kitchen is a chef's delight, featuring an abundance of cupboard and worktop space, as well as a convenient breakfast bar for casual dining. The living area is bathed in natural light thanks to the large corner windows, which are elegantly fitted with traditional and stylish shutters, creating a warm and inviting atmosphere.

The generously sized double bedroom continues the theme of light and space, offering a comfortable retreat with ample room for furnishings. The apartment also includes a separate laundry room, providing practical storage solutions and keeping the main living areas clutter-free.

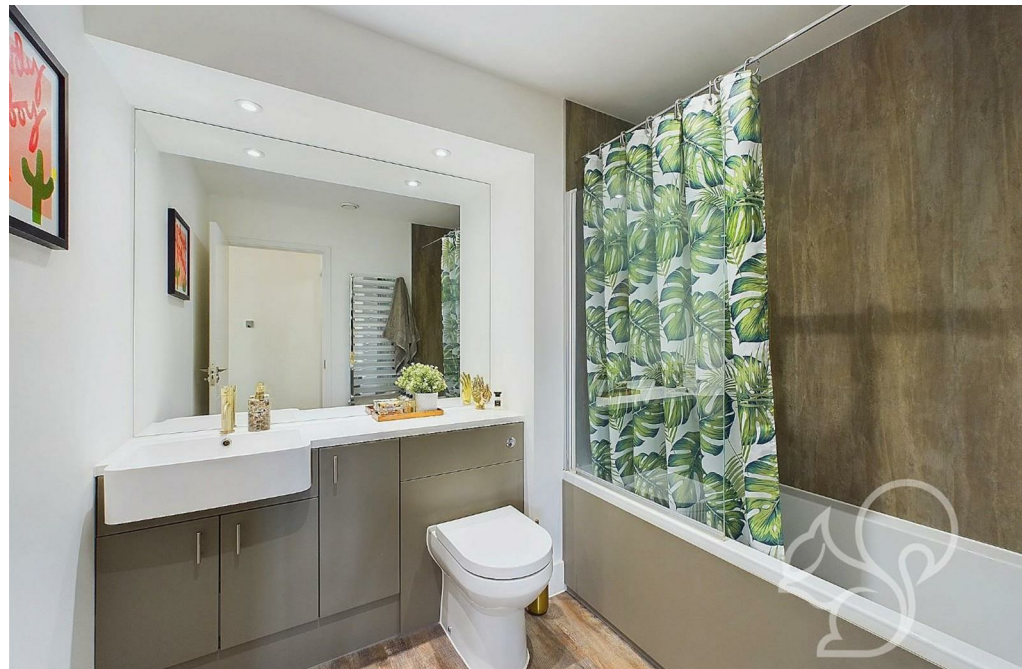
The sleek and contemporary bathroom is equipped with a wide-length mirror, WC, sink, and a bath with a shower overhead, offering a relaxing space to unwind. Additionally, the current owners have recently installed smart heating, ensuring energy efficiency and modern convenience.

Outside, the property benefits from one allocated parking space, providing secure and convenient parking. This luxurious apartment combines style, comfort, and practicality, making it a must-see for those looking to invest in a high-quality home in a prime location.



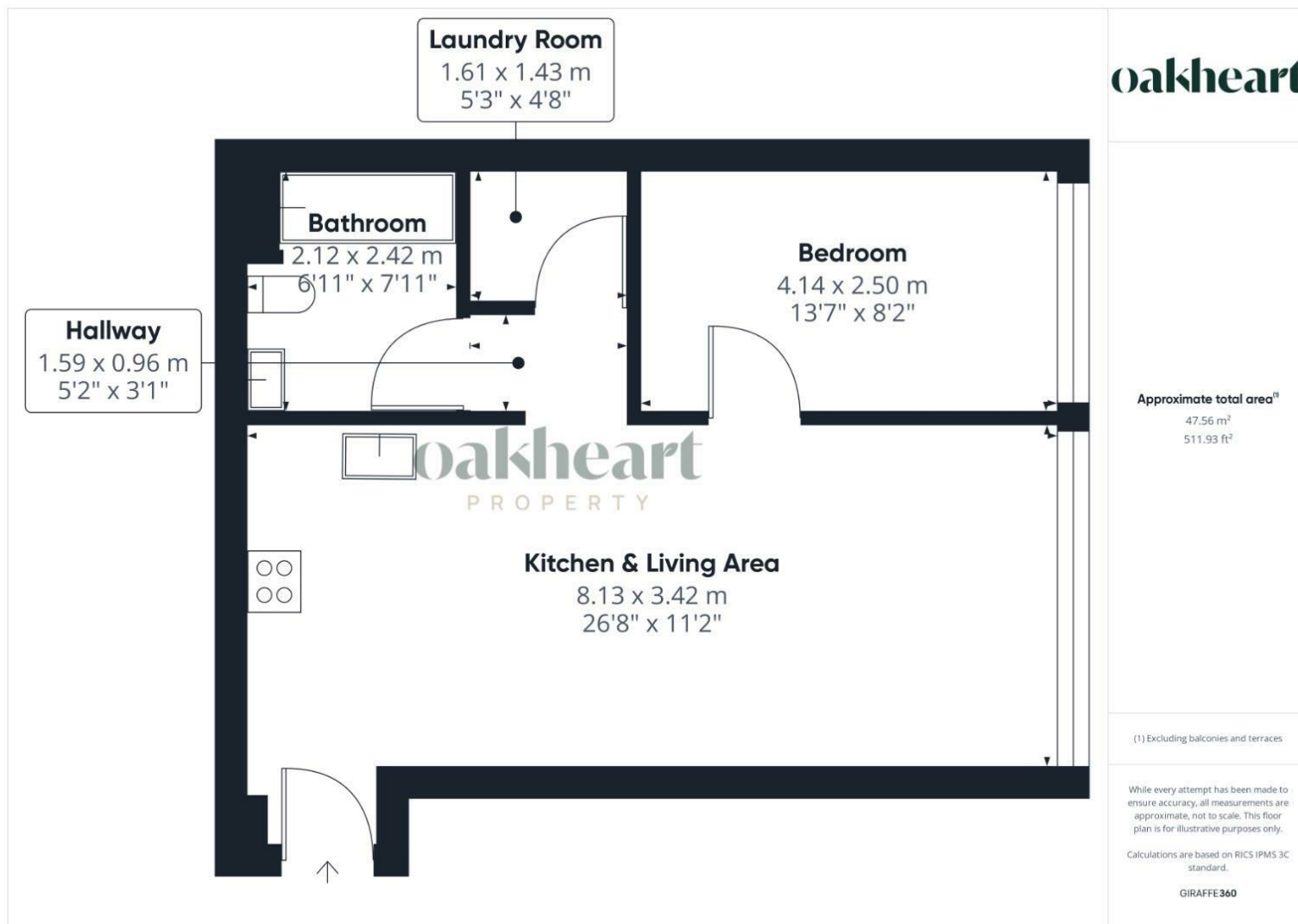













**Local Authority:**  
Colchester

**Tenure:**  
Leasehold

**Council Tax Band:**  
C

### Energy Efficiency Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   | <b>83</b>   | <b>83</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>                                    |   |           |
| <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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