

oakheart



£160,000

Offers In Excess Of  
Crouch Street, Colchester

Nestled within the highly desirable Essex House development on Crouch Street, this well-presented and contemporary one-bedroom apartment offers the perfect blend of style, comfort, and convenience. Situated in the heart of Colchester's vibrant City Centre, you are just moments away from an array of shops, cafés, and restaurants, with the mainline train station a short walk away, providing direct links to London Liverpool Street in

under an hour.

Upon entering, you are welcomed by a spacious entrance hall with a convenient storage cupboard. The large shower room boasts a double walk-in shower, sleek wash basin with built-in storage, WC, and a heated towel rail. The principal bedroom is generously sized, offering a tranquil retreat.

The open-plan living, kitchen, and dining area is the heart of the home, featuring sleek cabinetry, stylish worktops, and high-quality integrated appliances. Two large windows flood the space with natural light, enhancing the modern and airy feel.

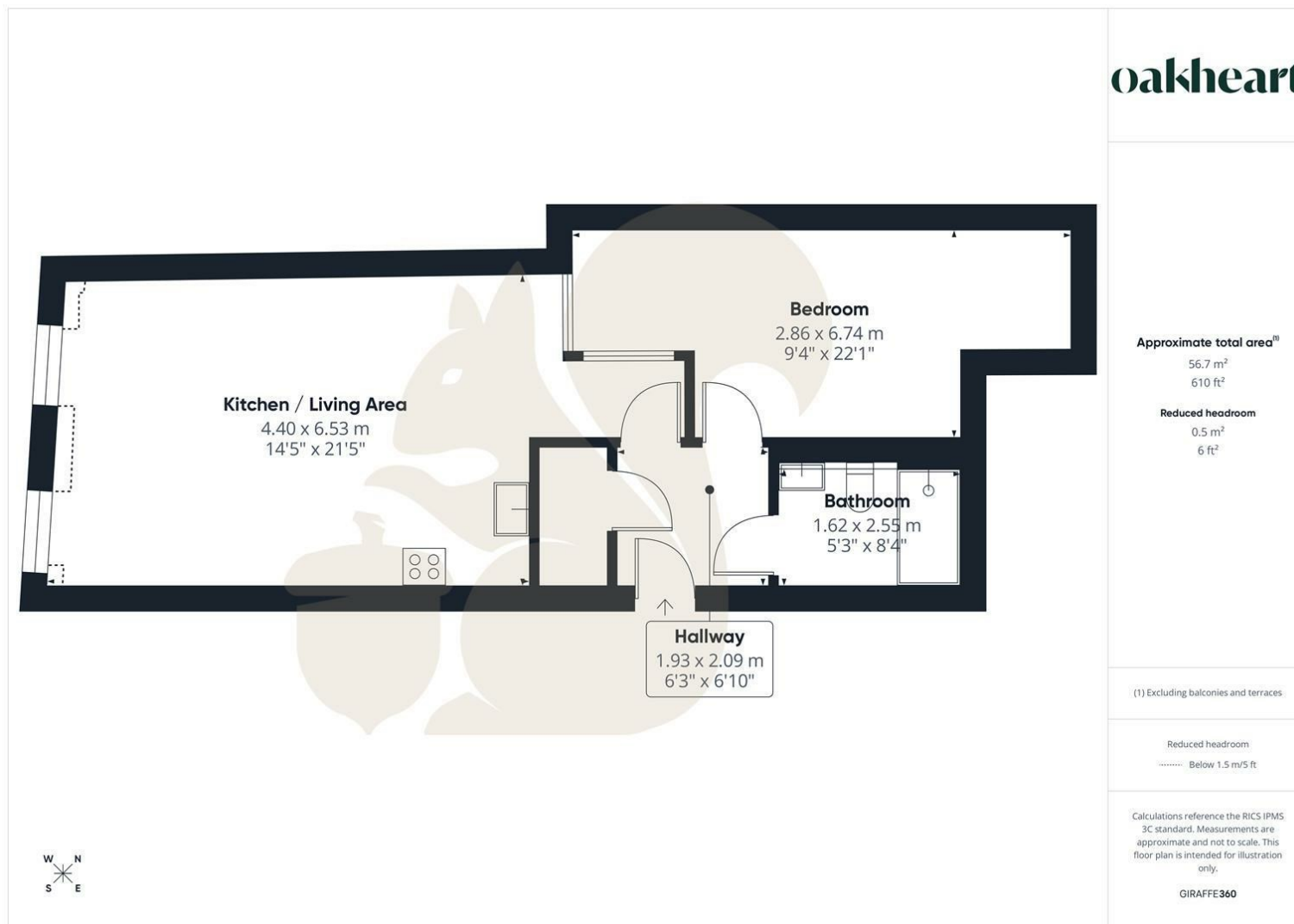
Ideal for first-time buyers, professionals, or investors, this fantastic apartment presents a rare opportunity to secure a sophisticated home in a prime location.












Local Authority:

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>		
(69-80) <b>C</b>	78	78
(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.

Oakheart Colchester  
01206 803 308  
colchester@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**