

oakheart



£150,000

Offers In Excess Of
Station Road, Marks Tey

Residents

Residents

Residents

Residents

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

This spacious two-bedroom top floor apartment is located in a prime position, within walking distance of Marks Tey Train Station, which offers

direct train services into London Liverpool Street. The property has recently benefited from a lease extension, providing peace of mind for long-term ownership. The apartment is also conveniently close to Stane Retail Park, with easy access to the A12 and A120, making it an ideal choice for commuters and those seeking proximity to local amenities.

Upon entering, there is a porch leading to a welcoming entrance hall with a useful storage cupboard. The spacious lounge and dining area offer plenty of room for relaxation and entertaining. The kitchen features a

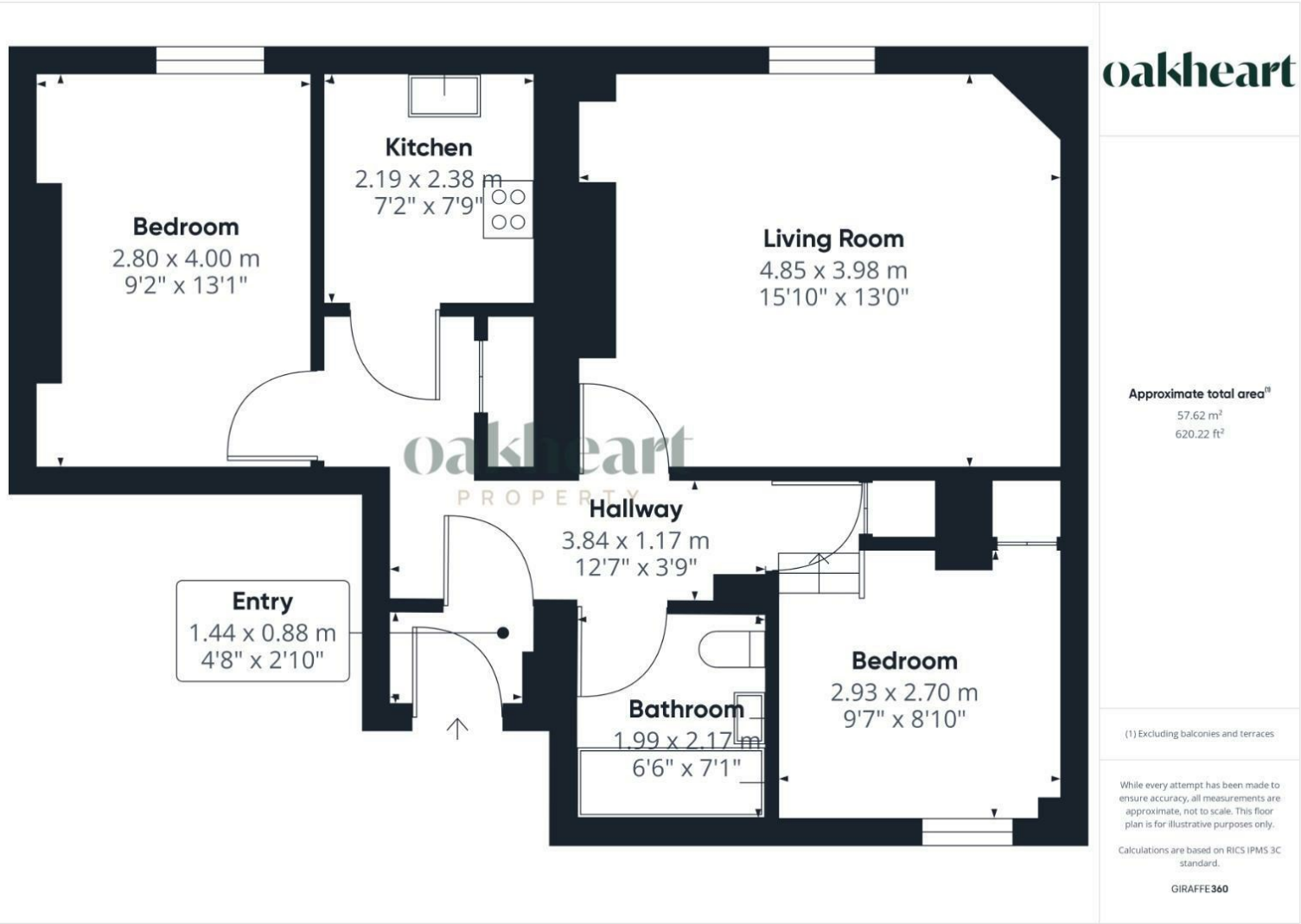
generous amount of worktop space and cupboard storage, perfect for those who enjoy cooking. The principal bedroom is well-sized, while the second bedroom includes a built-in storage cupboard. The family bathroom is well-appointed, providing all the essentials for modern living.

Outside, the property benefits from beautifully maintained communal gardens and off-road parking, along with a convenient bin storage area. This apartment offers a blend of comfortable living and excellent commuter links, making it a great option for first-time buyers, investors, or professionals.









Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E			
(21-38) F	34		
(1-20) G			
Not energy efficient - higher running costs			
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.