



£190,000

Guide Price

Cotman Road, Colchester

Guide Price: £190,000 - £200,000.

Nestled in the heart of Prettygate in Colchester, this exceptional two-bedroom, two bathroom first floor apartment offers an inviting and modern living space, ideal for first-time buyers, investors or downsizers. Thoughtfully decorated by its current owners, the property exudes charm and warmth, while providing practical features and a private balcony—perfect for outdoor enjoyment.







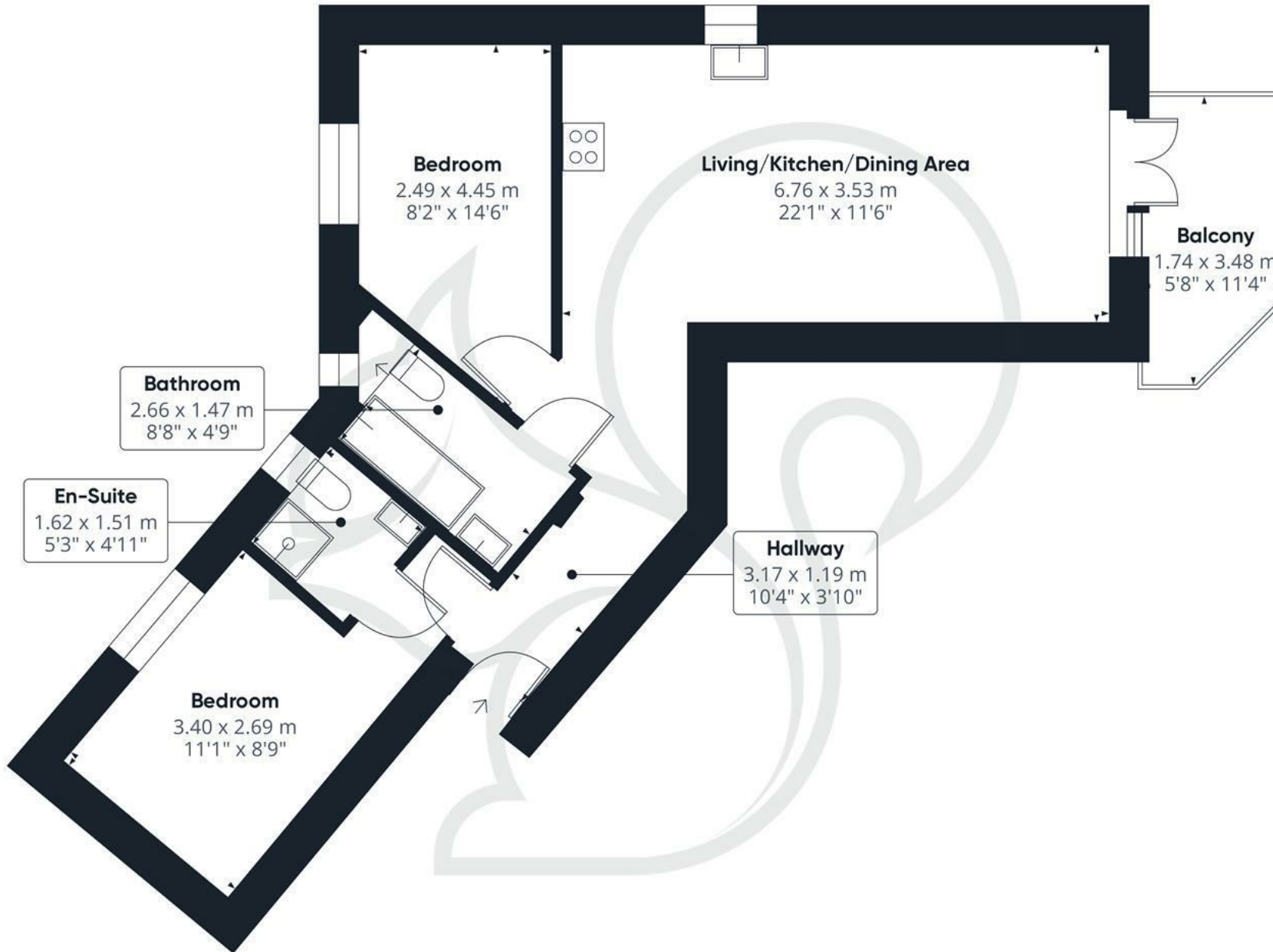












Approximate total area⁽¹⁾

58.47 m²

629.36 ft²

Balconies and terraces

5.65 m²

60.82 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
A



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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