

**oakheart**



£160,000

Guide Price

Lethe Grove, Colchester

Guide Price: £160,000 - £170,000.

Positioned on the top floor, this spacious two double bedroom apartment occupies an excellent location on Lethe Grove, to the south of Colchester. The property is ideally situated within easy reach of well-regarded schools, local amenities and convenient transport links.

Internally, the apartment offers two well-proportioned double bedrooms, both filled with natural light from double-glazed windows. The generously sized kitchen provides ample space and includes a selection of integrated appliances. Further accommodation includes a good-sized bathroom and a particularly spacious entrance hallway.

Externally, residents benefit from well-maintained communal grounds with attractive green spaces, plentiful off-road parking and a secure brick-built storage shed.

Please Note: The lease term is currently in the process of being extended.









Local Authority:  
Colchester

Tenure:  
Leasehold - Share of Freehold

Council Tax Band:  
A

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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**