

The logo for 'oakheart' is displayed in a white, lowercase, serif font in the top right corner of the image. The background of the entire image is a photograph of a row of three-story terraced houses with light-colored brickwork and white-painted ground floors. The houses have dark brown tiled roofs and black downpipes. Each house has a small balcony with a black metal railing on the second floor. The central house has a dark brown front door. To the left, there is a paved driveway leading to a garage. In the foreground, there is a small garden area with gravel and some green plants. A large, leafless tree is visible on the right side of the image.

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£160,000

Offers In Excess Of
Sandmartin Crescent, Stanway

A well-presented one-bedroom first floor apartment situated on Sandmartin Crescent, within the popular Stanway district of Colchester. The location offers excellent convenience with Stane Retail Park, the A12 and Marks Tey railway station all easily accessible, providing direct services into London Liverpool Street. The property is offered for sale with no onward chain.

The apartment is approached via a secure communal entrance with stairs leading to the first floor and access to a private

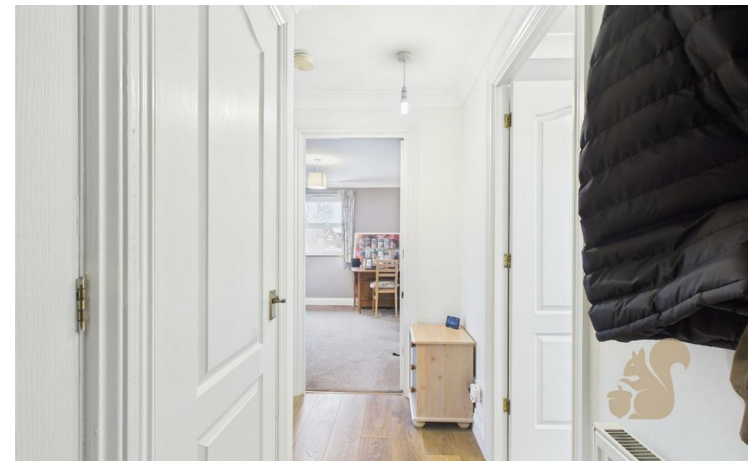
entrance hall. The hall provides loft access and leads to all principal accommodation.

The living space is particularly well proportioned and filled with natural light thanks to its dual aspect windows, creating an inviting environment for both relaxing and entertaining. The adjoining kitchen is fitted with a modern selection of units, featuring ample worktop space, cupboards and drawers, an integrated fridge/freezer, four-ring gas hob with oven beneath

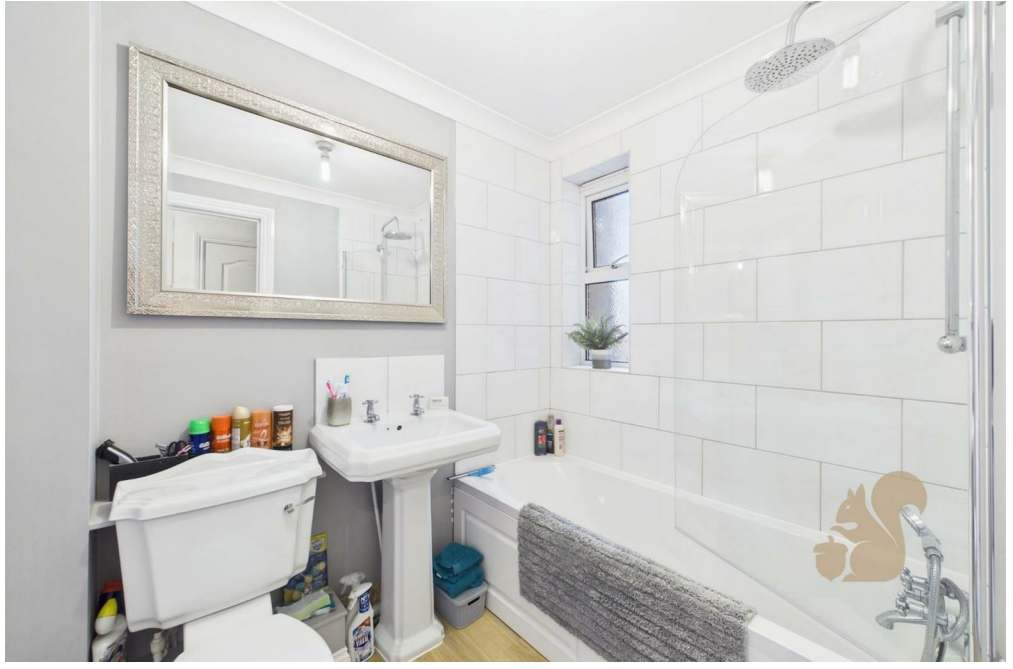
and extractor above, a one-and-a-half bowl sink, wall-mounted storage and a cupboard housing the gas boiler. A Logik washing machine is included within the sale.

The double bedroom benefits from a built-in wardrobe, while the bathroom is fitted with a clean white suite comprising a panelled bath, wash hand basin and WC, finished with part-tiled walls.

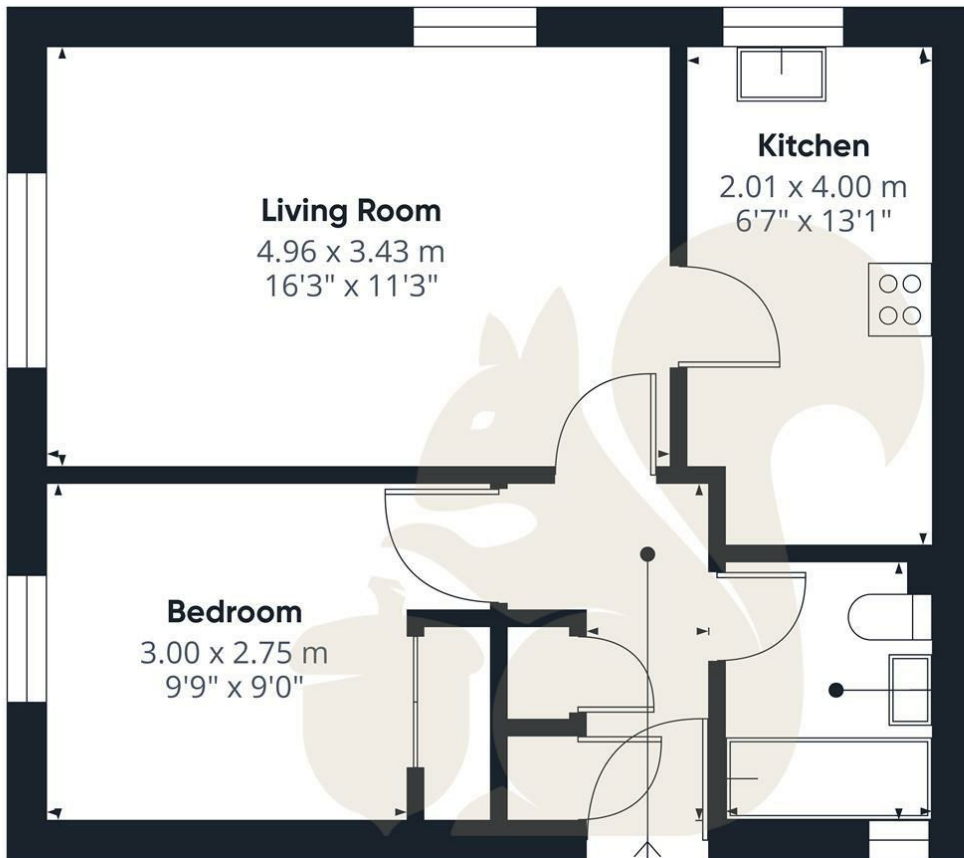
Further benefits include an allocated parking space and access to neatly maintained communal lawned gardens.











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Approximate total area⁽¹⁾

42.4 m²
457 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Colchester

Tenure:

Leasehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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.

Oakheart Colchester

01206 803 308

colchester@oakheart.co.uk

2b Cotman Road, Colchester, Essex, CO3 4QJ

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