

oakheart

£220,000

Guide Price
Cavalry Road, Colchester

Guide Price: £220,000 - £230,000.

Nestled on the picturesque Abbey Fields, this spacious and beautifully appointed two-bedroom, two-bathroom apartment offers the best of modern living with a scenic touch. Boasting an ideal location within easy reach of Colchester City Centre and the convenient Colchester Town Station, this property ensures swift direct train connections to London Liverpool Street.

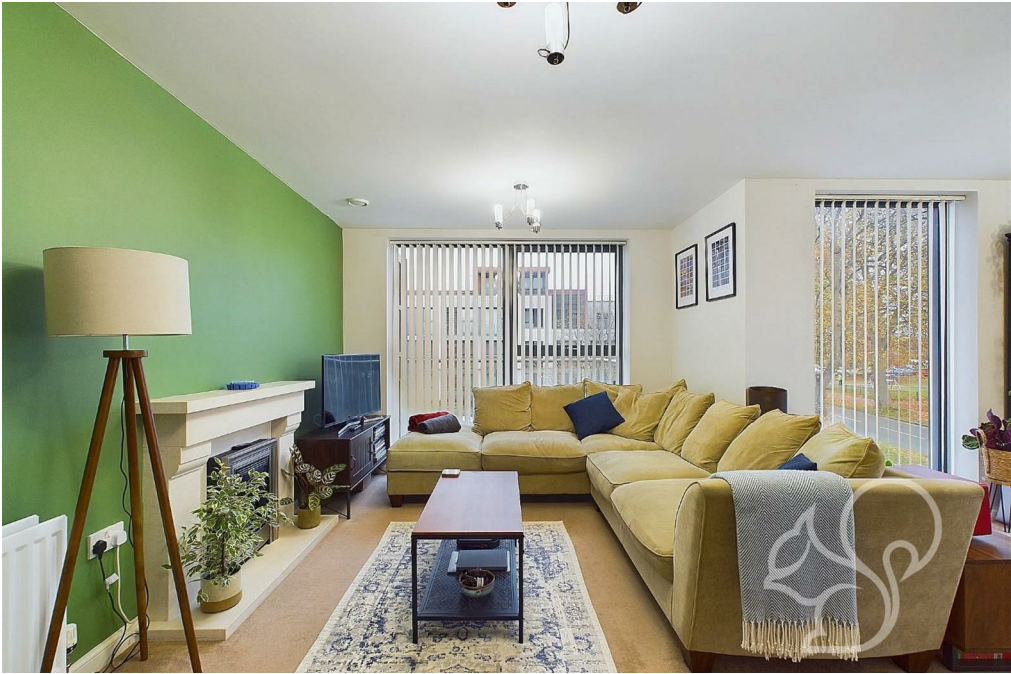
As you step into the apartment, a welcoming entrance hall greets you, thoughtfully designed with three substantial storage cupboards. The principal bedroom features built-in wardrobes that maximize storage without compromising on style or space. Complemented by an en-suite shower room, it creates a private retreat for relaxation and convenience. The second double bedroom is equally impressive, generously sized and equipped with a built-in storage cupboard. The stylish family bathroom is conveniently located for both residents and guests, fitted with high-quality fixtures and a contemporary design.

The heart of the home is an expansive open-plan living, dining, and kitchen area, meticulously crafted to blend style with functionality. The kitchen itself is a chef's dream, boasting an impressive range of integrated appliances, extensive cupboard space, and sleek worktops, all centered around a modern island that doubles as a practical workspace and social hub. The seamless design extends into the living and dining areas, creating an inviting atmosphere perfect for entertaining or unwinding. Throughout this primary living space, three sets of large, floor-to-ceiling windows allow for an abundance of natural light, creating a bright and airy ambiance.

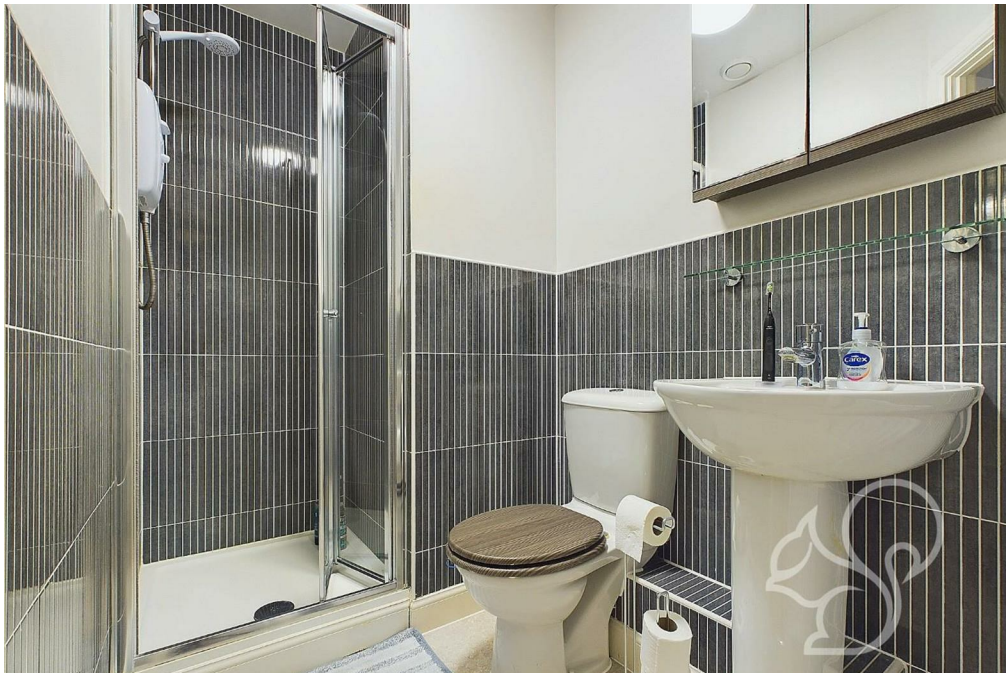
Additional features include an allocated parking space, secure bicycle storage, and a designated bin storage area.



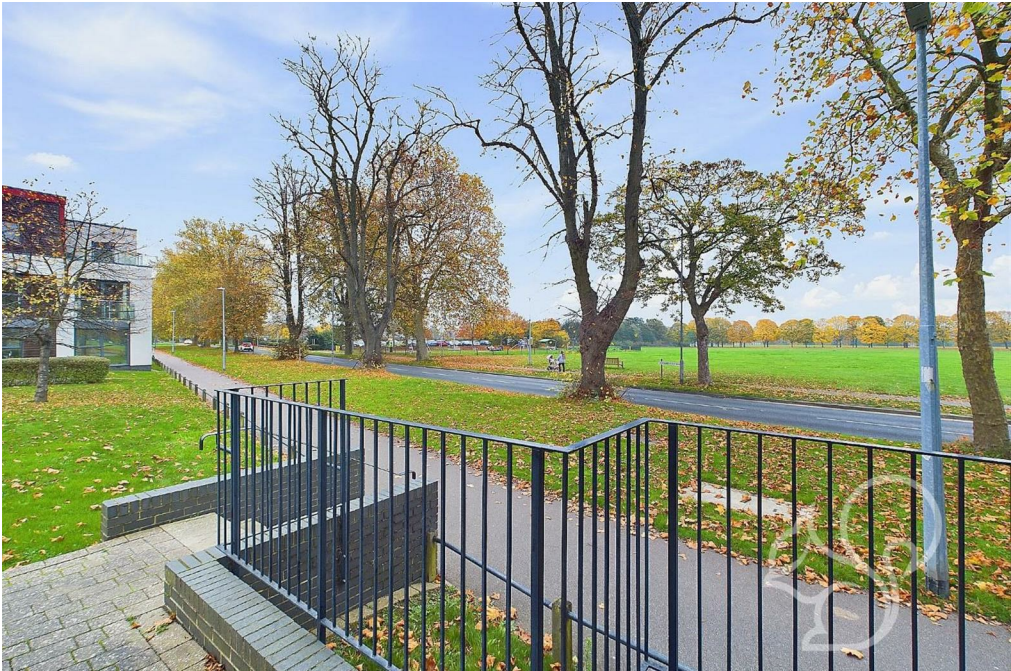


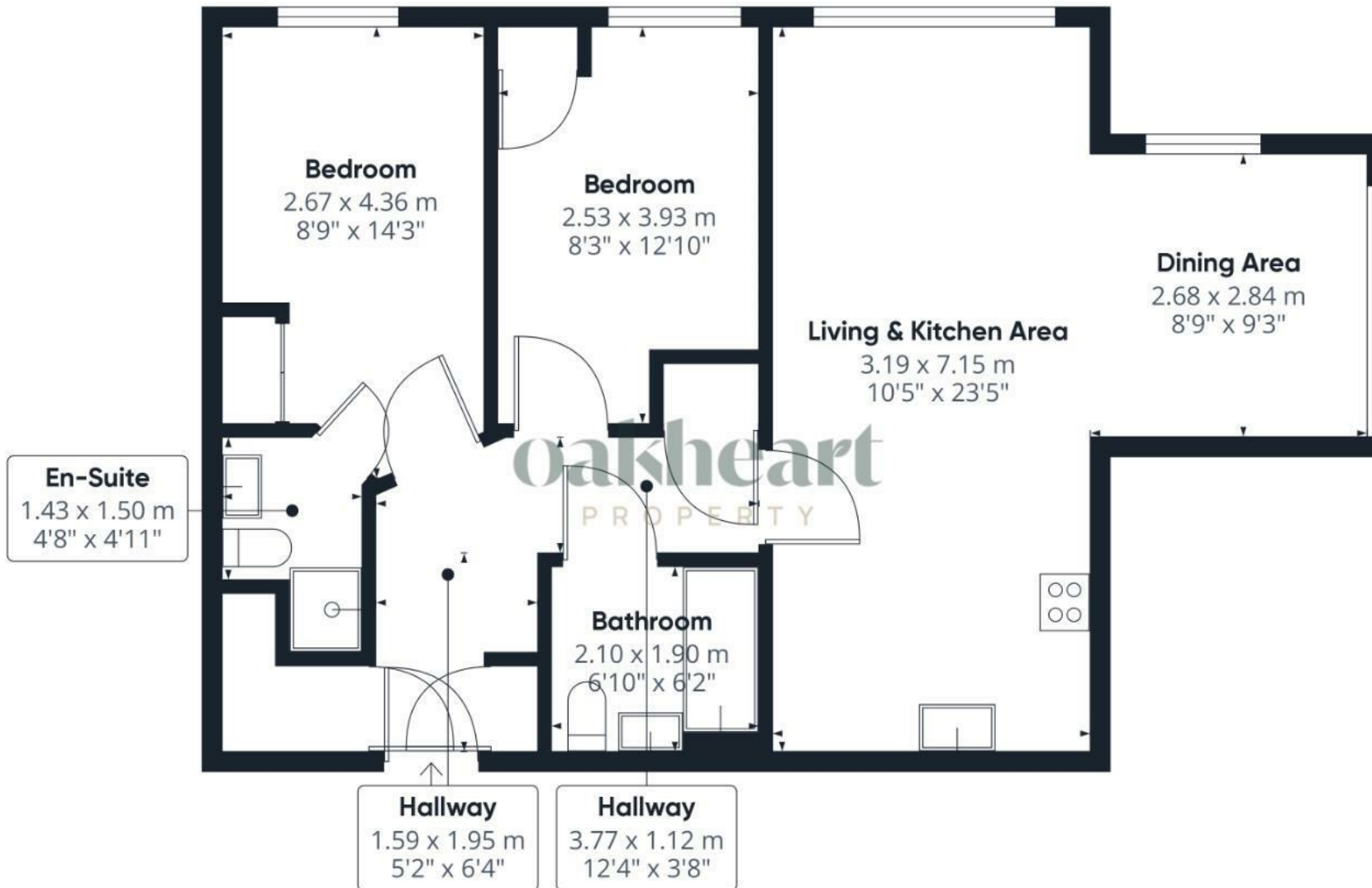












Approximate total area⁽¹⁾
 66.25 m²
 713.12 ft²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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.

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