

oakheart

£125,000

Guide Price

Stephen Cranfield Close, Rowhedge





Guide Price £125,000 - £130,000

Located in the highly sought-after village of Rowhedge, this spacious and well-appointed one-bedroom apartment offers a serene living experience. The property is ideally situated just a short stroll from the picturesque waterfront, where you can enjoy a variety of restaurants, traditional pubs, and scenic walks along the river. The village's tranquil atmosphere and stunning views make it an attractive choice for those seeking a peaceful

retreat.

The accommodation is designed to provide a comfortable living space. The good-sized lounge is perfect for relaxing and offers ample room for entertainment. The separate kitchen is equipped with space for appliances. The double bedroom is generously proportioned and features built-in storage, ensuring ample space for your belongings. The bathroom contains a shower over the bath. Additionally, there is a separate storage room, ideal for

keeping items tidy and out of the way.

Externally, the property boasts a private enclosed garden, offering a secluded outdoor space. On-street parking is available, providing convenient access to your vehicle. Overall, this charming apartment combines the best of village living with modern comforts, making it an excellent choice for those looking to reside in this beautiful area.

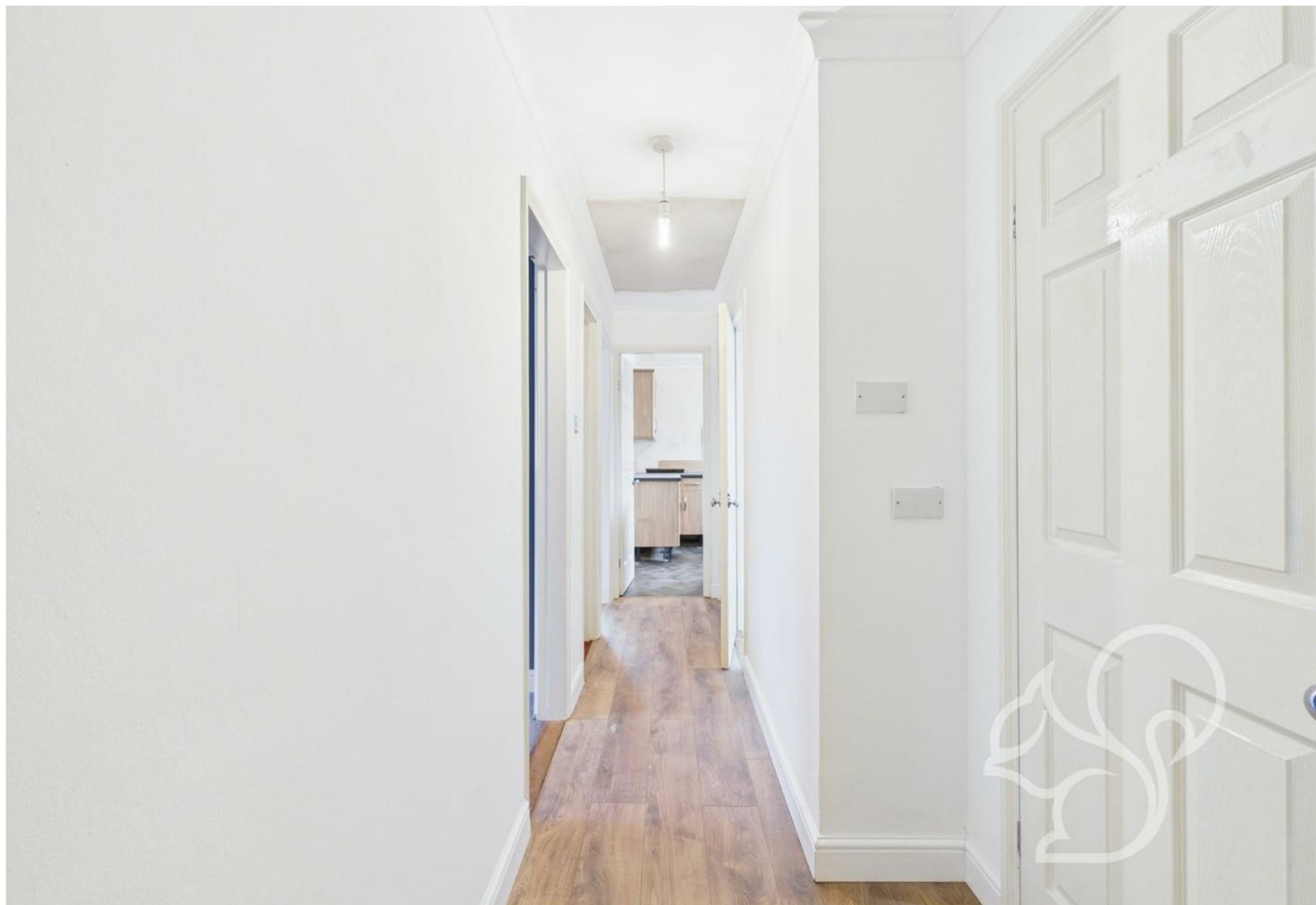


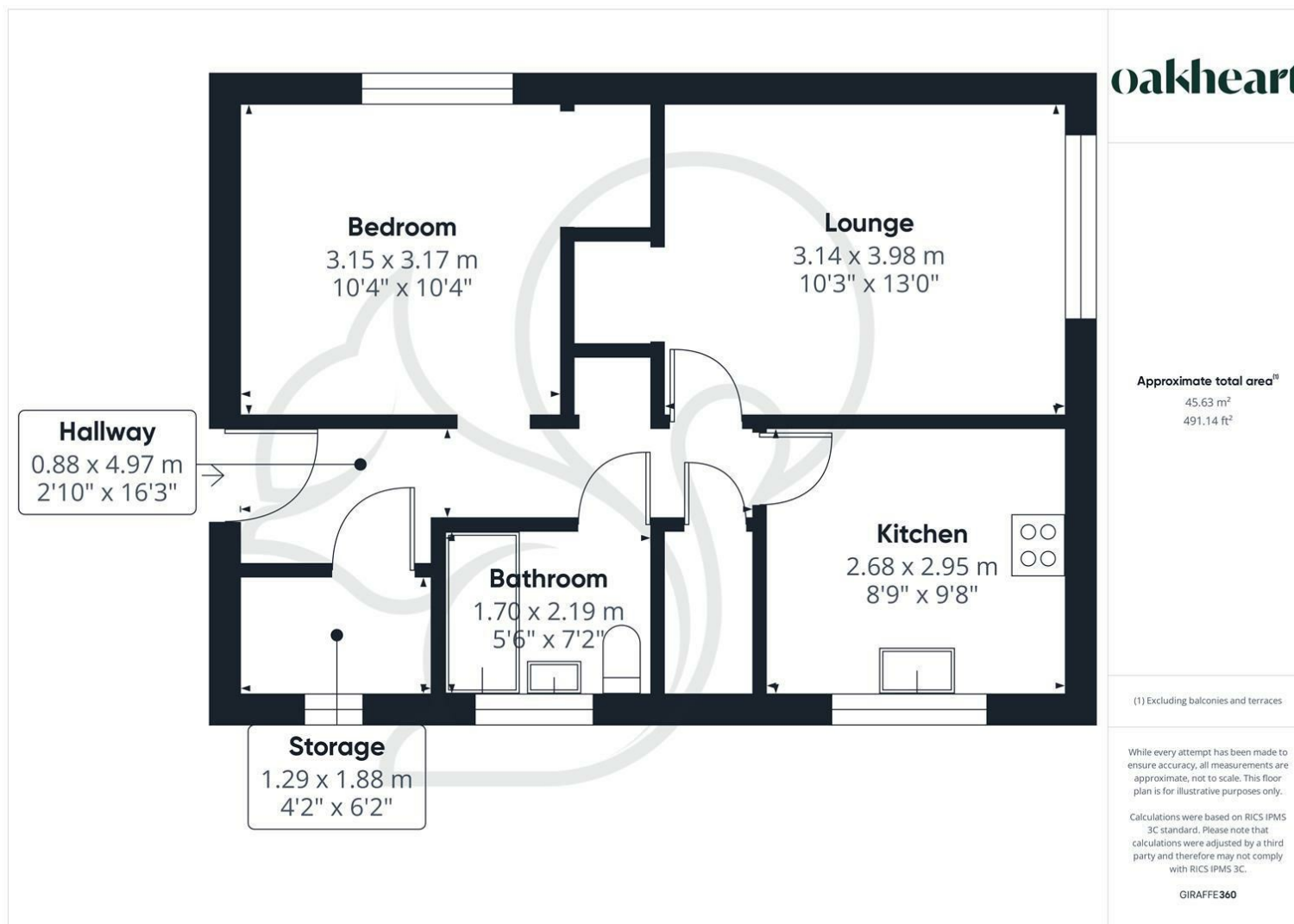












Local Authority:  
Colchester (£1289)

Tenure:  
Leasehold

Council Tax Band:  
A

### Energy Efficiency Rating

|                                             | Current | Potential                  |
|---------------------------------------------|---------|----------------------------|
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
|                                             | 56      | 71                         |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>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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