

oakheart

£170,000

Guide Price

Hooper Avenue, Colchester



Guide Price £170,000 - £180,000

Located to the south of Colchester, this well-presented two-bedroom top-floor apartment offers an excellent opportunity for first-time buyers or investors alike. The property is ideally positioned with easy access to major transport links, local amenities, and schools, making it perfect for those who value both convenience and connectivity.

Inside, the apartment is in good condition throughout and benefits from a private allocated parking space, providing valuable off-road parking.

Entry is via a secure intercom system, leading to a communal staircase and the apartment's private entrance. The spacious hallway connects to all main rooms, including a bright and airy lounge—a fantastic space for relaxing, dining, or entertaining guests. Patio doors open out onto a private balcony, offering a pleasant outdoor area ideal for top-floor living.

The modern fitted kitchen adjoins the lounge, creating a practical and social layout. Both bedrooms are tastefully decorated and filled with

natural light, while the family bathroom features contemporary fittings and a clean, modern design. The apartment also includes loft access, providing generous storage an uncommon bonus for apartment living.

Externally, residents benefit from an allocated parking space.

Combining a convenient location, well-maintained interiors, and practical features, this property presents a fantastic opportunity to secure a stylish home or a strong investment in Colchester.





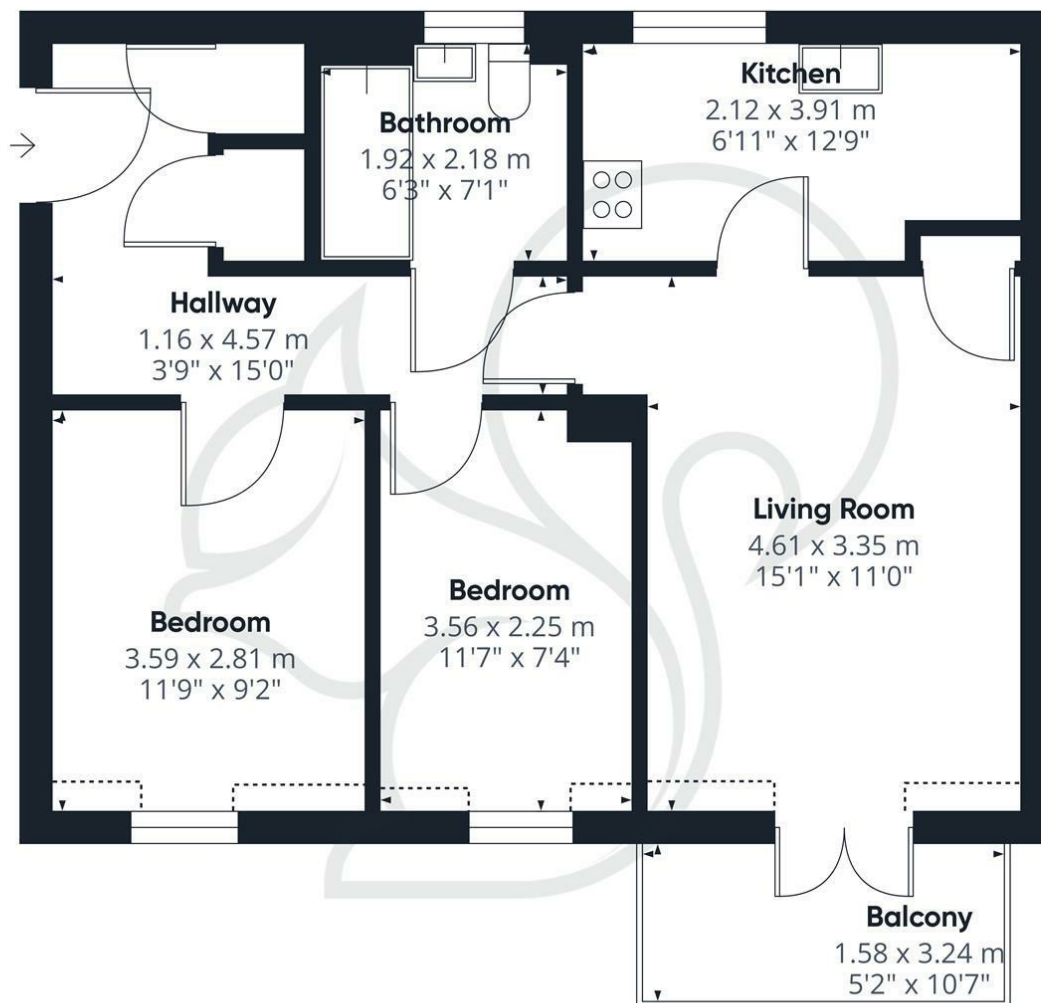












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**Approximate total area<sup>(1)</sup>**

55.96 m<sup>2</sup>  
602.35 ft<sup>2</sup>

**Balconies and terraces**

5.04 m<sup>2</sup>  
54.25 ft<sup>2</sup>

**Reduced headroom**

1.25 m<sup>2</sup>  
13.39 ft<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

..... Below 1.5 m/5 ft

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 |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                                                                                                              |           |
| (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>                                    |                                                                                                              |           |
| <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

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