

oakheart



£200,000

Offers In Excess Of  
Woodland Drive, Colchester

Situated on the ever-popular Woodland Drive, just off Straight Road, this well-maintained first floor apartment offers spacious and versatile accommodation in a tucked-away position, while remaining conveniently close to local amenities, shops and excellent transport links.

Beautifully presented throughout, the property welcomes you via a generous entrance hallway with multiple built-in

storage cupboards, leading through to a bright and airy living/dining room featuring attractive bay windows that flood the space with natural light. A separate fitted kitchen provides practical and functional space for everyday living.

The apartment further benefits from two well-proportioned bedrooms, including a spacious principal bedroom with built-in wardrobes, alongside a sizeable

family bathroom.

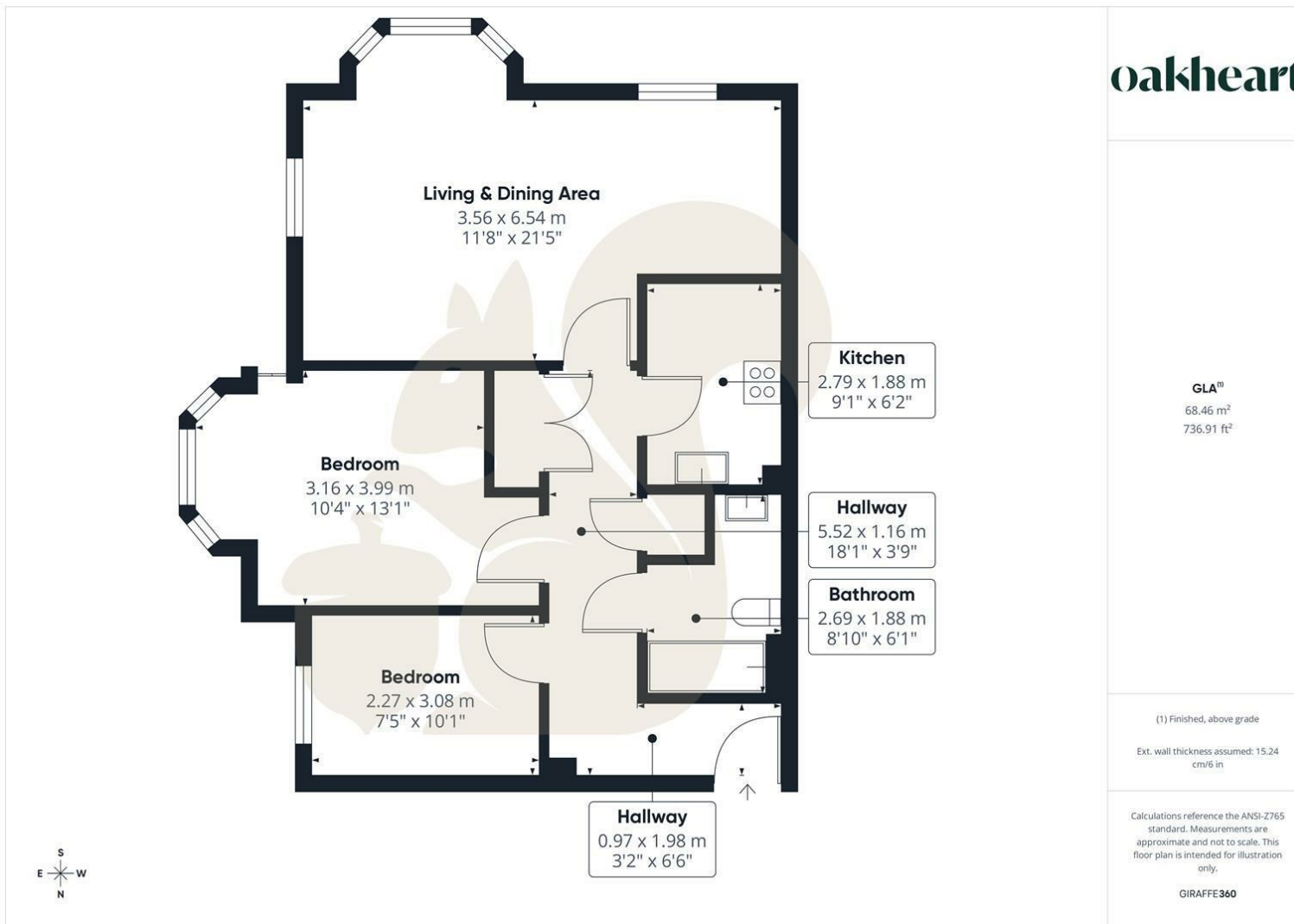
Externally, the property is complemented by an allocated parking space, making it an ideal purchase for first-time buyers, downsizers or investors alike.











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**GLA™**  
68.46 m<sup>2</sup>  
736.91 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 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:  
C

**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.

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