

oakheart



£160,000

Guide Price

Claremont Heights, Colchester

GUIDE PRICE: £160,000 - £170,000.

A spacious and well-presented two-bedroom top floor apartment, ideally situated on the sought-after Claremont Heights development, ideally situated on the sought-after Claremont Heights development. The property enjoys a convenient position within walking distance of Colchester North Station, Colchester City Centre, and Colchester General Hospital, making it perfect for commuters and professionals alike.

The accommodation comprises a welcoming entrance hallway featuring multiple storage cupboards, providing excellent practicality. There are two well-proportioned bedrooms, including a generous principal bedroom complete with built-in wardrobes and a Juliet balcony, offering an abundance of natural light. The second bedroom is also of a good size, suitable for guests, a home office, or additional living space.

The family bathroom is fitted with a modern suite, including a bath with shower over, WC, and wash basin.

To the rear of the property is a bright and airy open-plan living and dining area, enhanced by a Juliet balcony that creates a light and inviting atmosphere. The kitchen is accessed from this space and offers ample worktop and cupboard storage, ideal for everyday living and entertaining.

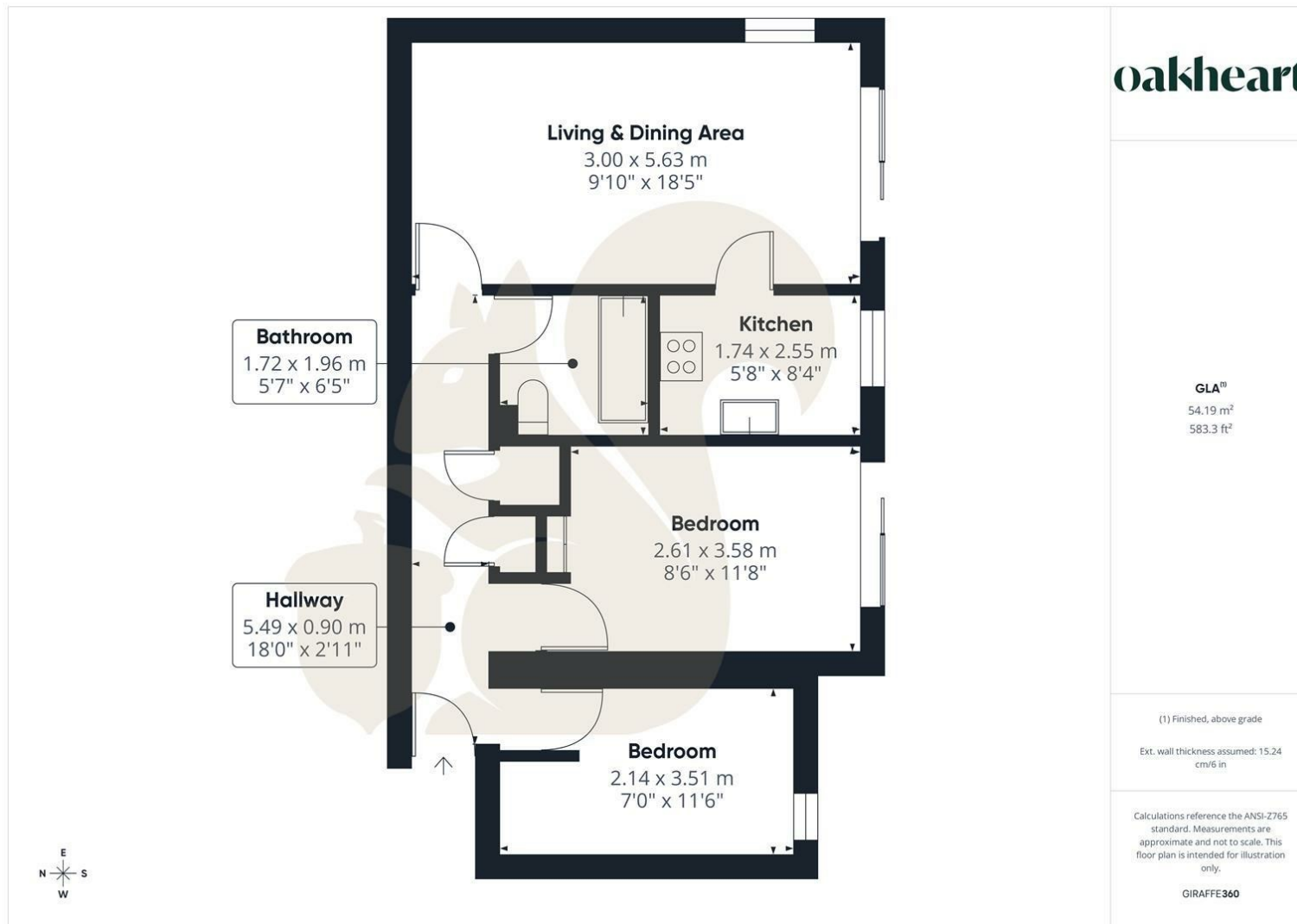
Externally, the property benefits from an allocated parking space, additional visitor parking, and well-maintained communal gardens, providing pleasant outdoor space for residents.











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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		
(55-68) D	68	72
(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.

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