

oakheart

£260,000

Offers In Excess Of  
Waterside Lane, Colchester



An exceptional four-bedroom, two-bathroom duplex penthouse apartment, offering approximately 1,500 sq ft of contemporary accommodation with stunning waterside views. Located on the sought-after Waterside Lane, this residence is ideal for those seeking a serene yet convenient lifestyle, with easy access to the University of Essex, local amenities, and Hythe Train Station, providing trains to London Liverpool Street.

Step into a spacious entrance hall leading to a well-proportioned double bedroom with built-in wardrobes, a stylish family bathroom complete with a WC, wash basin, and a bath with an overhead shower, and a second double bedroom featuring a charming Juliet balcony. The floor's highlight is the expansive open-plan living area, thoughtfully designed to blend style and functionality. The well equipped kitchen is equipped with generous worktop space, ample cabinetry, and integrated appliances, flowing seamlessly into a bright lounge and dining area. From here, two separate doors open onto a private balcony with picturesque views over the tranquil Distillery Pond. A large storage cupboard also adds convenience to this level.

Ascend to the first floor, where you'll find the principal bedroom with an en-suite shower room, built-in eaves storage, and an additional storage cupboard. A further double bedroom impresses with a unique vantage point overlooking the living area below. Both bedrooms boast charming circular windows, offering far-reaching views and a quirky architectural touch.

The property includes two allocated parking spaces, a walkway onto the scenic Distillery Pond, and access to landscaped communal areas.

This stunning penthouse combines modern comfort with striking views and superb location benefits, ideal for both professionals and families alike.



















Ground Floor



Floor 1

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

135.63 m<sup>2</sup>  
1459.9 ft<sup>2</sup>

**Balconies and terraces**

3.02 m<sup>2</sup>  
32.51 ft<sup>2</sup>

**Reduced headroom**

14.31 m<sup>2</sup>  
154.04 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

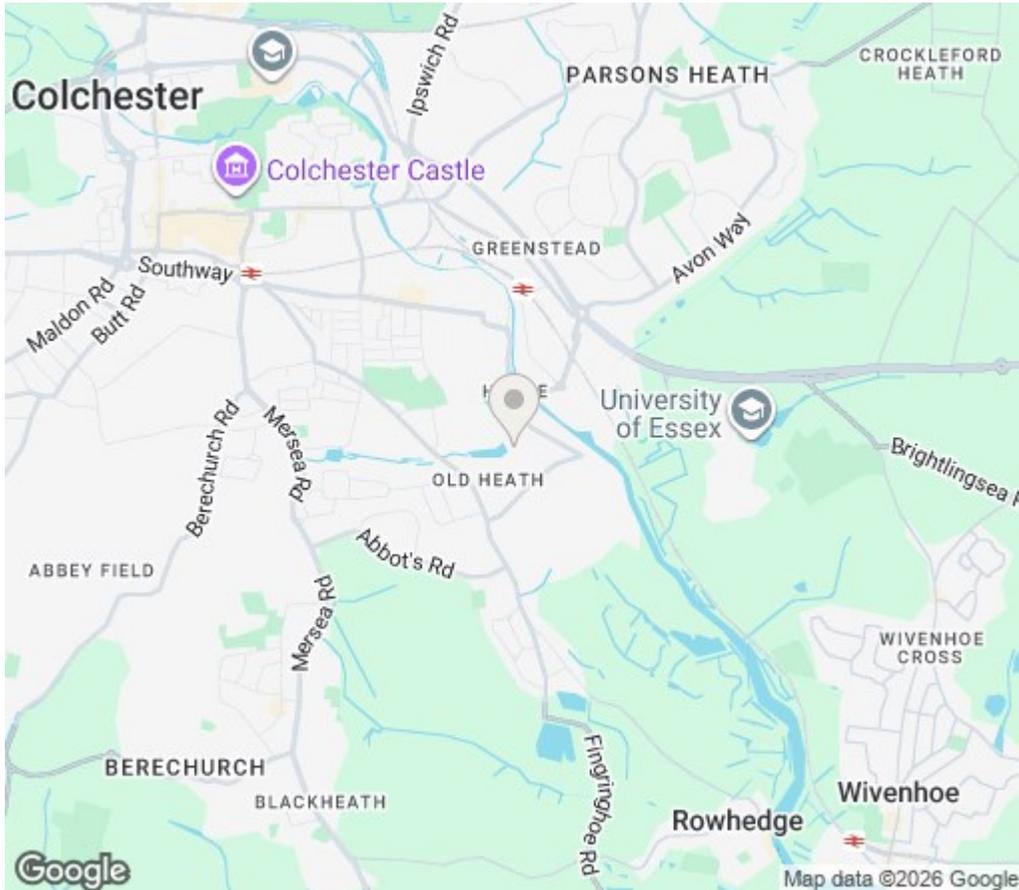
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

Local Authority:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
C



## 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>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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