

oakheart

£175,000

Offers In Excess Of
Bergholt Road, Colchester

A stylish and immaculately presented one bedroom luxury apartment, perfectly positioned within the prestigious Station Square development.

Ideally located just a short walk from Colchester North Station, which provides direct mainline services to London Liverpool Street, the apartment is perfectly suited for professional tenants. The property also benefits from excellent access to Colchester City Centre and the A12, making it a prime choice for

commuters.

The apartment features a contemporary open-plan design that combines the kitchen, dining, and living areas into a light-filled space. The kitchen is finished to a high standard, with extensive storage and generous work surfaces.

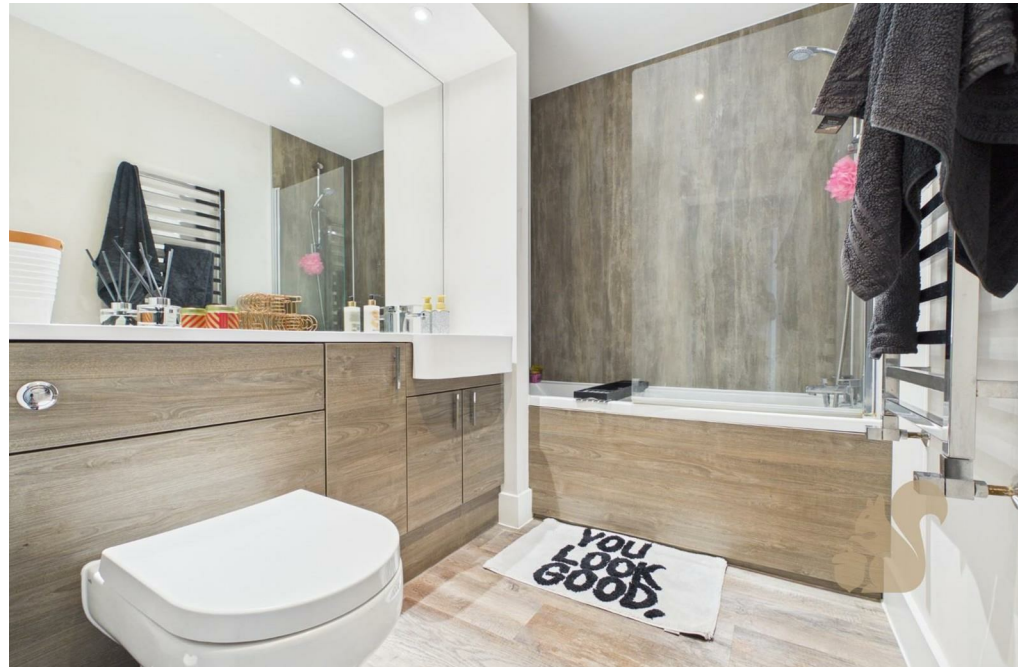
The spacious double bedroom offers a bright and calming space. The modern bathroom is fitted with a WC, sink, bath with

shower over, and wide wall mirror, completing the stylish interior.

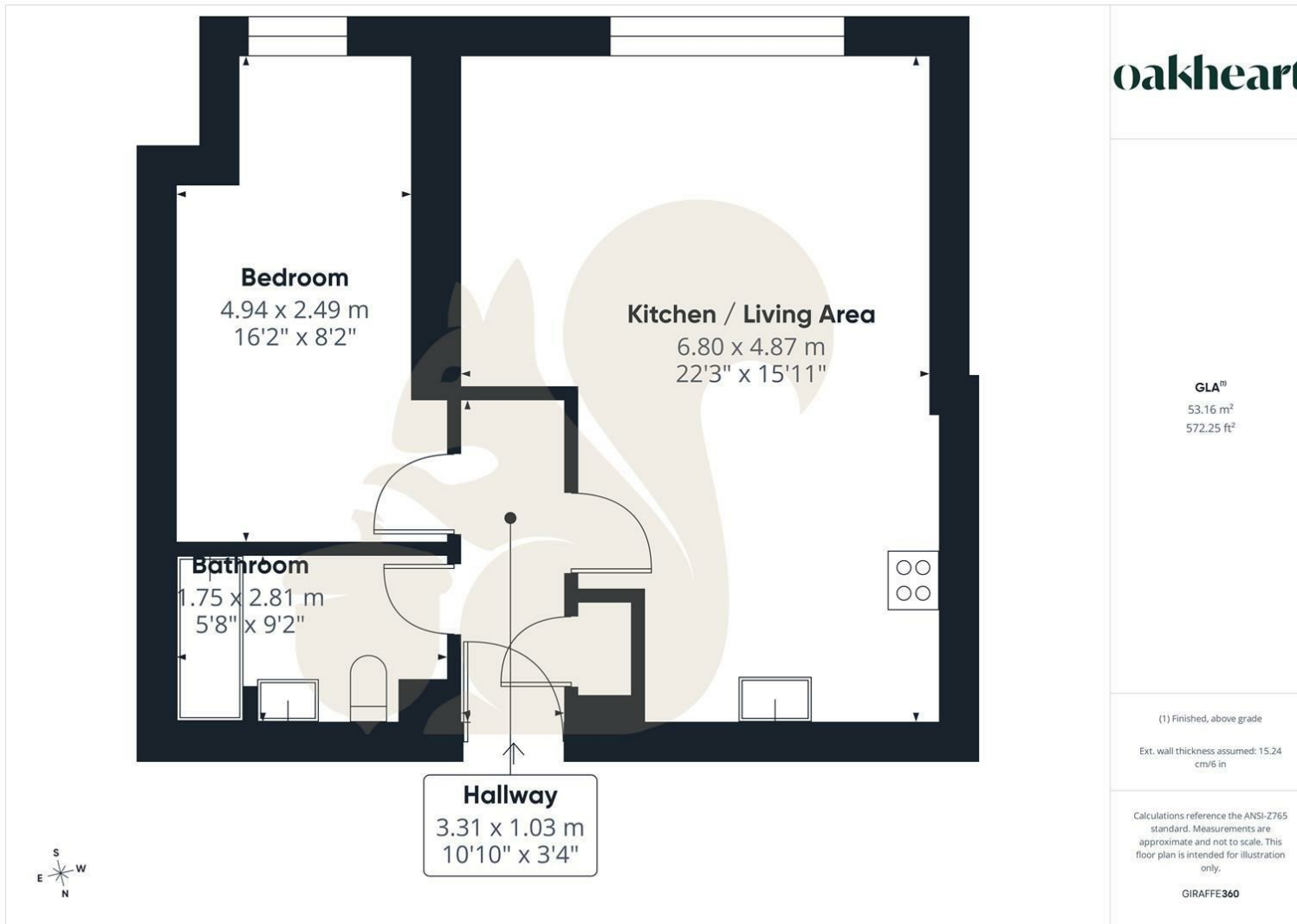
Additional benefits include smart heating, ensuring energy efficiency and one allocated parking space for convenience. Offering an ideal mix of comfort, location this apartment represents a superb turnkey opportunity in one of Colchester's most prestigious developments.











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GLATM
53.16 m²
572.25 ft²

(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) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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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