

oakheart

£170,000

Guide Price

Circular Road South, Colchester



Positioned on the top floor in Benedict House overlooking Abbey Fields, this spacious two-bedroom, two-bathroom corner apartment offers stylish living in a prime Colchester location. Ideally situated within walking distance of Colchester City Centre and Colchester Town Station, with direct services into London Liverpool Street, the property is perfectly suited for commuters and city lovers alike. Offered with no onward chain, it presents a fantastic opportunity for a seamless move.

Internally, the apartment boasts two well-proportioned double bedrooms, with the principal bedroom further enhanced by a modern en-suite & built in wardrobes. A kitchen is well-equipped with ample storage and workspace, while the impressive open-plan living and dining area is flooded with natural light, thanks to multiple sets of doors and its attractive corner position. High ceilings throughout add to the sense of space and character, creating a bright and inviting atmosphere.

Finished to a modern standard, the property offers a comfortable yet stylish living environment, ideal for professionals, first-time buyers or investors. Externally, residents can enjoy access to well-maintained communal gardens, along with the added benefit of a secure private parking space.









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>	78	78
(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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