

oakheart

£230,000

Offers In Excess Of  
Arclight Way, Colchester



Positioned within close proximity to a variety of local amenities, Colchester City Centre, and Colchester North Station – offering direct trains into London Liverpool Street – this modern and beautifully maintained top floor apartment presents an exceptional opportunity for stylish and convenient living. Built in 2023, the property boasts a high-quality finish throughout and offers generous proportions, an abundance of natural light, a private balcony, and allocated parking.

Upon entering, you are welcomed by a spacious hallway that benefits from two large storage cupboards, ideal for coats, shoes and household items. The heart of the home is the impressive open-plan kitchen, dining and living space,

designed to create a light and airy atmosphere with an array of windows flooding the room with natural light. The contemporary kitchen is fitted with ample cupboard space, integrated appliances, and upgraded Quartz worktops, making it both functional and visually striking.

The principal bedroom is a generous double, complete with a sleek en-suite shower room and direct access to a private balcony, which offers far-reaching views across Colchester, including iconic landmarks such as the Jumbo and the Town Hall. A second double bedroom is also on offer, currently being used as a dressing room, and the main bathroom is spacious and stylish, featuring part-tiled walls, a bath with shower overhead (installed by the current owner), WC

and wash basin.

Externally, the property benefits from an allocated parking space, with additional on-road parking available for visitors.

Offered in show-home condition, this superb apartment is perfect for professionals, first-time buyers, or those seeking a well-located and low-maintenance home close to the city centre and excellent transport links.



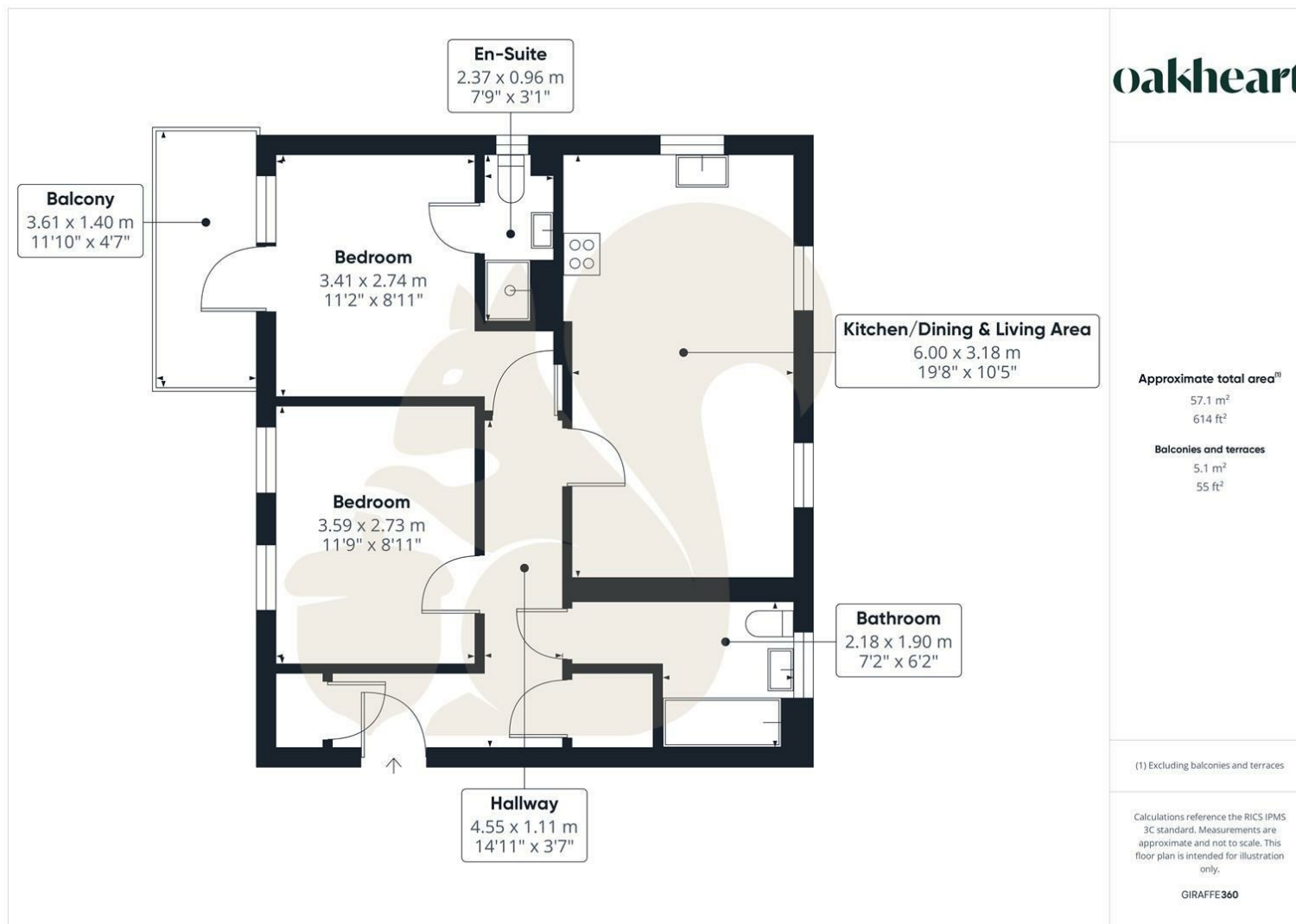












Local Authority:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
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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