



Tufnell Way, Colchester, CO4 5YH

Located to the North of Colchester in the village of Braiswick is this impressive two bedroom ground floor apartment. Benefitting from a range of local amenities including Turner Rise Retail Park with a large Asda supermarket, petrol station, coffee shop, etc. The property sits within close distance to North Station for direct mainline links to London Liverpool Street, Chelmsford, etc. Offering good access to Colchester General Hospital and the town centre with easy bus routes close by as well as Highwoods Country Park for weekend strolls.

Internally the property comprises of open plan living with a contemporary kitchen, fitted to a high standard with integrated appliances including fridge/freezer, a single oven with electric hob and good space for appliances. The lounge/diner provides a generous hub of the home with plenty of natural lighting. With two double bedrooms of which the master boasts en-suite facilities and double doors to a private balcony space. Furthermore offering a a generous bathroom suite including a bath and a heated towel rail.

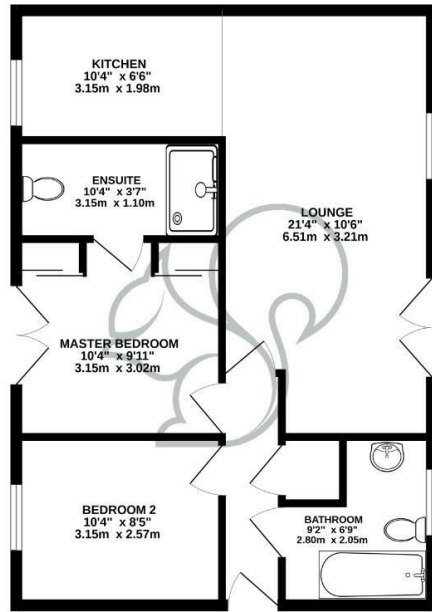
Furthermore, the property is enhanced with an allocated parking bay. Available end of May on a furnished basis with beds, wardrobe, sofa, table and chairs included, call Oakheart today to arrange a viewing!

£1,300 Per Month

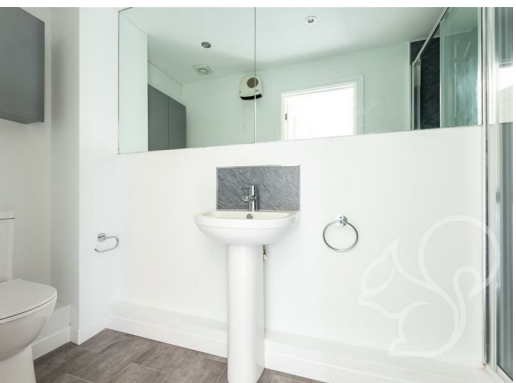
- Ground Floor Apartment
- Two Double Bedrooms
- North Colchester Location
- Contemporary Style
- Open Plan Living
- En-Suite to Master
- Private Balcony
- Allocated Parking Sapce
- Available Late May
- Furnished



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
Issue: 01/09/2022



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
76	82
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC