



- **Guide Price £190,000 - £200,000**
- A Stones Throw From Colchester's City Centre
- Forming Part Of A Stunning Conversion
- Excellent One Bedroom Top Floor Apartment
- 645 SQFT
- Allocated Parking & Visitors Parking
- Open Plan Living/Kitchen/Dining Space
- Spacious Bedroom
- Luxury Tiled Bathroom
- Stunning Communal Areas

13 Brigadier House, Captain Gardens, Colchester, Colchester, Essex. CO2 7LD.

****Guide Price £190,000 - £200,000**** An exciting opportunity has arisen to acquire this exceptional one bedroom top floor apartment, situated within 'Brigadier House', Captain Gardens - a stunning Grade II listed property dating back to the early 1900's and historically used as an officer's mess. Having undergone a thoughtful conversion, the original developers ensured they retained its wealth of period charm whilst combining modern day open plan living. It is also known for its beautiful sash windows, high ceilings and impressive communal areas.

Call to view 01206 576999



Property Details.

Top Floor Apartment

Entrance Hall

Store Room

3' 6" x 5' 7" (1.07m x 1.70m)

Living/Kitchen/Dining Area



Living Area - 15' 7" x 11' 10" (4.75m x 3.61m)

Kitchen Area - 11' 10" x 15' 4" (3.61m x 4.67m)

Bathroom



9' 4" x 6' 7" (2.84m x 2.01m)

Bedroom



11' 10" x 11' 2" (3.61m x 3.40m)

Property Details.

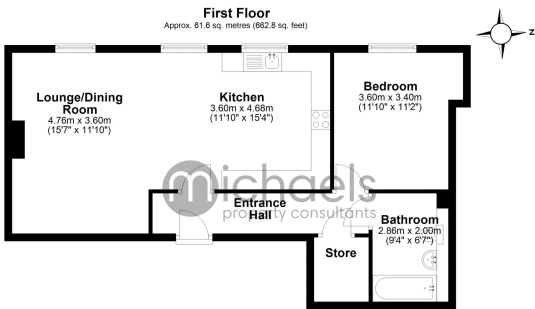
Leasehold Inforamtion



This apartment is offered on a leasehold basis, 250 years commencing on 1 January 2014, with approximately 238 years remaining on the lease term. We have been advised by our vendors that the annual maintenance fee of £2037 per annum is payable, with a ground rent of payable £200 per annum. We advise all interested parties to confirm the legal set up of all associated charges with their appointed conveyancer to prevent any discrepancy.

Property Details.

Floorplans



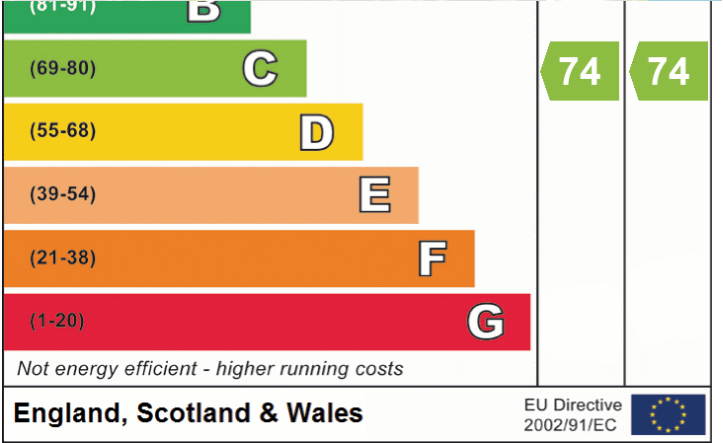
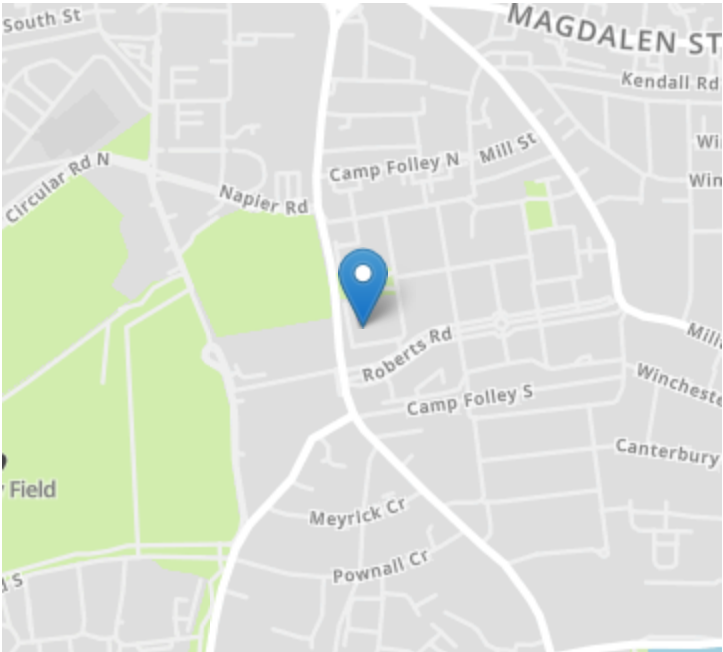
Total area: approx. 61.6 sq. metres (662.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Brigadier House, Captain Gardens

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

