



- Penthouse Perfection
- In The Iconic Bell Tower Of St Albrights Hospital
- Impressive Communal Areas & Lift Access
- Two Large Double Bedrooms
- Two Stylish Bathrooms
- Modern Kitchen With A Full Range Of Integrated Appliances
- Beautiful Reception Room With Dual Aspect Windows
- Gas Central Heating
- Allocated Parking & Rare Benefit Of A Garage
- Offered For Sale With No Onward Chain!

## 16 The Bell Tower, New Farm Road, Stanway, Colchester, Essex. CO3 0AF.

Penthouse Perfection, an incredible and painstakingly maintained example of a two bedroom penthouse, occupying the top floor of this iconic period building. St Albrights Hospital was carefully reimaged by local renowned developers 'Knight Group' to the highest of standards, combining enviable specifications and ensuring it's period charm was maintained throughout its well thought out renovation. Residing favourably to the West of Colchester, it is within easy access of the ever expanding Tollgate Retail Park, Colchester's North Station, vibrant city centre and a choice of private and comprehensive schooling.



Call to view 01206 576999



# Property Details.

## Top Floor/Penthouse Apartment

### Entrance Hall

28' 9" x 3' 6" (8.76m x 1.07m) Entrance door to front aspect, secure telephone entry system, windows to side aspect, radiator x2, consumer unit, storage cupboard (housing gas boiler), doors to:

### Master Bedroom



19'6" x 10' 7" (3.78m x 3.23m) Windows to front aspect, radiator, door to:

### En-Suite Shower Room



6' 2" x 8' 1" (1.88m x 2.46m) Tiled en-suite shower room comprising of: tiled floor & walls, W.C, wash hand basin, chrome wall mounted towel rail, shower cubicle, windows to front aspect,

### Bedroom Two



12' 5" x 10' 4" (3.78m x 3.15m) Window to front aspect, radiator, fitted mirror front wardrobes, study area

### Family Bathroom



11' 2" x 7' 5" (3.40m x 2.26m) Family bathroom suite comprising of; tiled floor and walls throughout, chrome wall mounted towel rail, wash hand basin, W.C, bath with taps over, window to front aspect

# Property Details.

## Reception Room



20' 9" x 16' 3" (6.32m x 4.95m) Dual aspect windows, radiator x2, secure telephone entry system, variety of communication points, access to:

## Kitchen/Diner



16' 3" x 7' 9" (4.95m x 2.36m) A stylish contemporary kitchen comprising of; a variety of modern fitted base and eye level units with work surfaces over and drawers under, inset sink, drainer and tap over, inset electric fan assisted oven and grill, fridge/freezer, inset hob with stainless steel upstand and extractor fan over, integral dishwasher, microwave and washing machine, windows to front and rear aspect, tiled floor, radiator

## Outside, Garage & Parking



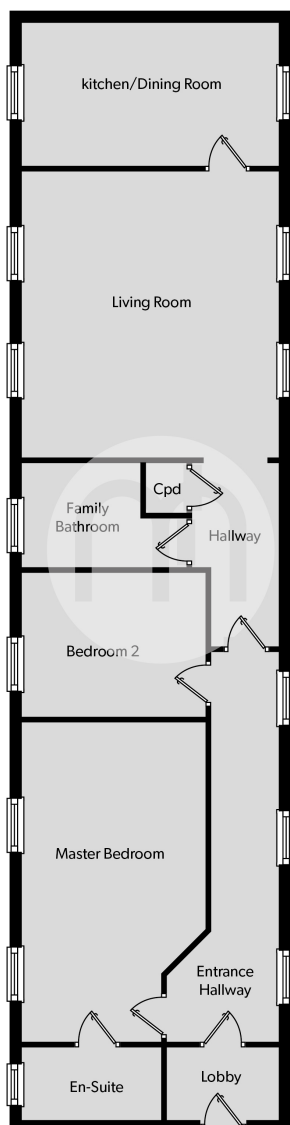
Outside, well manicured communal gardens are available for the exclusive use of residents. Allocated parking is on offer and the rare benefit of a garage, perfect for additional storage. Further parking is available for visitors.

## Leasehold Information

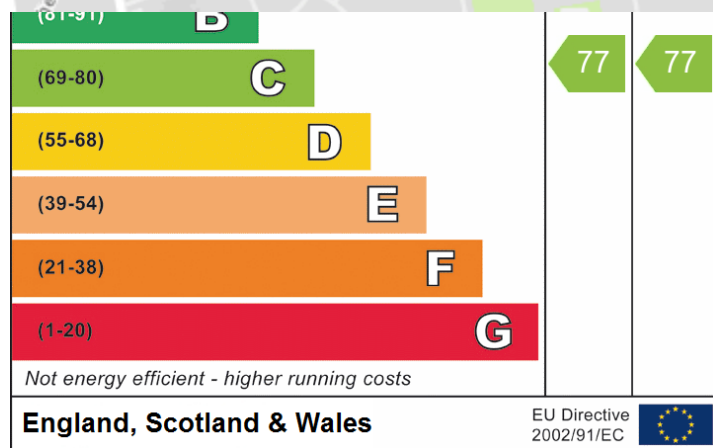
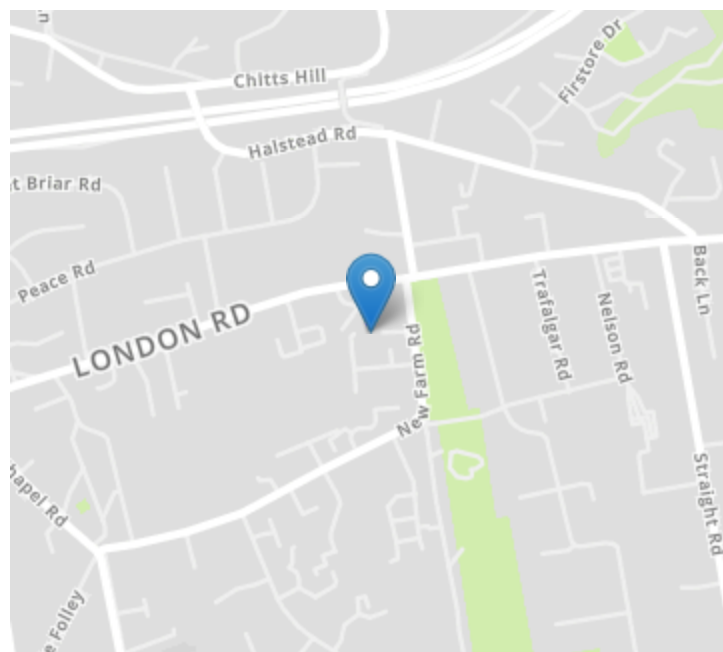
We have been informed by the sellers that this property is offered on a leasehold basis. Please contact a consultant today to find out the associated charges, lease length and any further information. As agents, we recommend all interested parties confirm all leasehold charges and lease term with their respective solicitor, at an early stage of their conveyance and therefore preventing any discrepancy.

# Property Details.

## Floorplans



## 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.