



- GUIDE PRICE £300,000 - £325,000
- Beautifully Presented Penthouse Apartment
- Grade II Listed Converted Workhouse
- Beautiful Communal Gardens
- Two Double Bedrooms
- En-Suite Shower Room To The Master
- Generous Accommodation
- Parking And Garage

**17 The Bell Tower, New Farm Road, Stanway, Colchester, Essex. CO3 0AF.**

'The Bell Tower' - Constructed and renovated by well known developers 'Knight Group', renowned for their exceptional renovations and attention to detail. The specification on The Bell Tower is and features traditional exteriors and combines period charm with stunning contemporary interiors, ideal for modern day living.



# Property Details.

## Top Floor Apartment

### Entrance

Entrance Porch, sash window to side aspect, engineered wood flooring, door leading to entrance hallway.

### Hallway

Measuring over 40FT. in length, Three sash windows to side aspects, doors leading to;

### Bedroom One



3.8m x 5.75m (12' 6" x 18' 10") Two sash windows, radiator, door to en suite.

### En-Suite



Sash window, low level WC, wash hand basin, double walk in shower cubical, chrome heated towel, rail part tiled.

### Bedroom Two



3.4m x 3.78m (11' 2" x 12' 5") Sash window to front, radiator.

### Family Bathroom



Sash window to front aspect, low level WC, wash hand basin, panel bath with mixer taps and rinser, part tiled walls, chrome heated towel rail.

# Property Details.

## Living Room



5.76m x 4.94m (18' 11" x 16' 2") Two windows to front aspect, two windows to rear aspect, wall mounted intercom, radiator.

## Kitchen/Dining Room



2.97m x 5m (9' 9" x 16' 5") Two sash windows to front as rear aspect, a range of high end wall and base units over an area of granite style work surface, inset stainless steel sink and drainer, integrated appliances including washing machine, dish washer, electric oven, induction hob and over side extractor hood over, fridge/freezer, tile splash backs, radiator, engineered wood flooring.

## Outside



Two fully landscaped private communal gardens, private cycle and bin stores, allocated parking and ample visitors parking.

## Garage

Timber garage doors.

# Property Details.

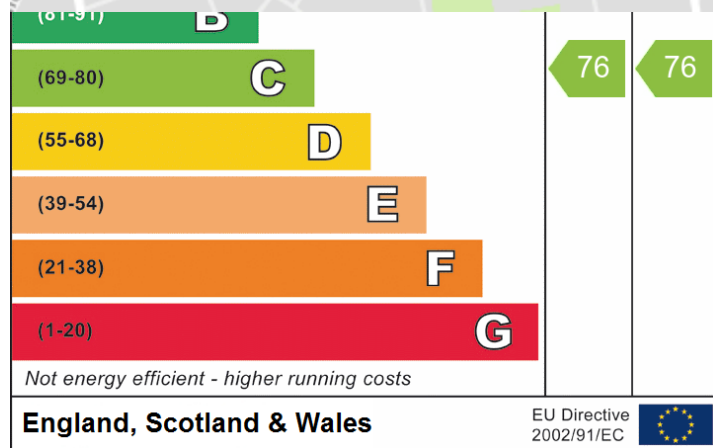
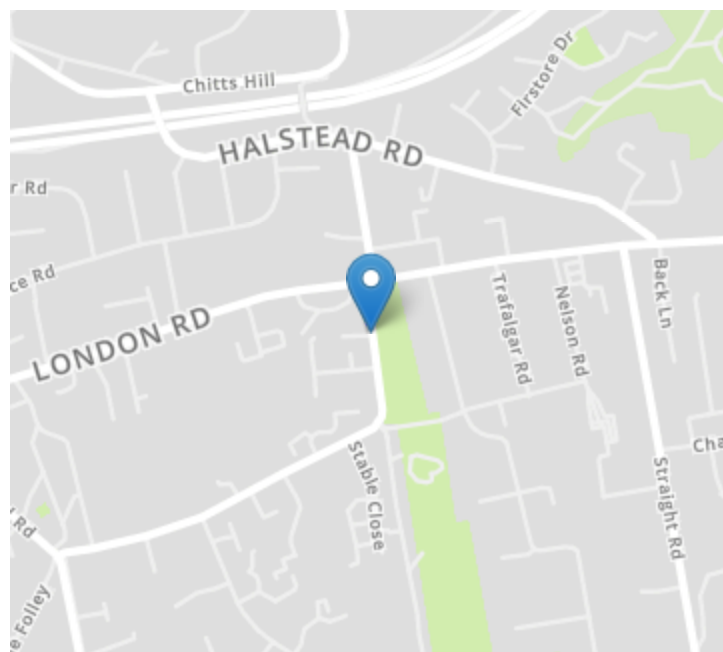
## Floorplans

TOP FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.