



- Duplex Apartment
- Well Presented And Maintained Throughout
- Allocated Parking
- En Suite & Bathroom
- No Onward Chain
- Iconic & Imposing Grade II Listed Building
- An Abundance Of Period Charm & Original Features Throughout
- Positioned In The Heart Of Colchester's Historical Town Centre
- Wealth Of Generous Accommodation Throughout

## 5 Belgrave Place, East Hill, Colchester, Essex. CO1 2GP.

A chance to acquire this beautiful two bedroom mews house forming part of this fabulous conversion, set within the heart of Colchester Town Centre. Packed with charm, the property boasts a wealth of exceptionally spacious accommodation over two floors. An impressive entrance hall featuring an original sash window leads to generous open plan living accommodation and a large under stairs cupboard which provides excellent storage. On the first floor an equally impressive galleried landing space leads to two double bedrooms and two bathrooms. Outside, the property is tucked away behind the main building in a tranquil position and is accessed via its own private entrance door. There is also allocated parking. No onward chain, viewings strongly recommended.



# Property Details.

## Ground Floor

### Entrance Hall

Private entrance door to entrance hall featuring an original sash window to front, large under stairs storage cupboard providing excellent storage, staircase to first floor and door to:

### Open Plan Living/Kitchen/Dining Space



15' x 14' 3" (4.57m x 4.34m)

#### Kitchen Area:

Laminate flooring, range of contemporary fitted base and eye level units with working surfaces to side and tiled splash backs, range of built in Neff appliances comprising of electric oven and ceramic hob with extractor hood above, fridge/freezer, dishwasher and washing machine. Inset sink unit with left hand drainer, inset spotlights.

#### Living/Dining Area:

Laminate flooring, storage heater, sash window to rear, television point, wall mounted electric fireplace.

## First Floor

### Landing

An impressive galleried landing featuring a vaulted ceiling, airing cupboard, doors to:

### Bedroom One



15' 9" x 10' 4" (4.80m x 3.15m) Storage heater, sash window to rear, inset spotlights, television point, door to:

### En-Suite



Tiled flooring, half tiled walls, low level WC, pedestal hand wash basin, walk in shower cubicle with fully tiled surround and rainforest style shower, inset spotlights, feature skylight, extractor fan.

# Property Details.

## Bedroom Two



12' 8" x 12' (3.86m x 3.66m) Storage heater, sash window to rear, inset spotlights, television point.

## Bathroom



Low level WC, pedestal hand wash basin, panel bath with shower attachment, feature skylight, inset spotlights, extractor fan.

## Outside



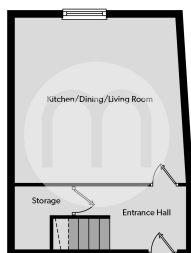
The property benefits from allocated parking and access via its own private entrance door.

## Agents Notes & Service Charges

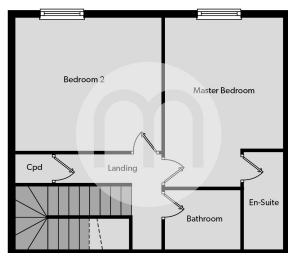
We are advised the current owners that there is a lease length of 110 years remaining with a service charge of approximately £1400 per year. We are also advised that from February 2023 there will be renovations taking place on the external part of the building, including new double glazed Sash windows and repair works which has already been funded by the management company.

# Property Details.

## Floorplans

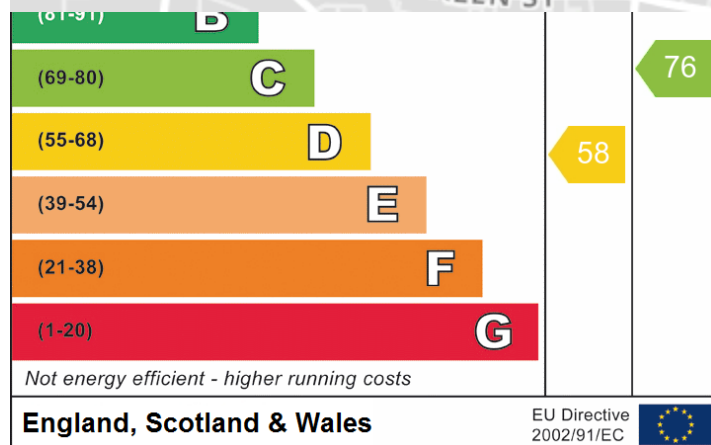
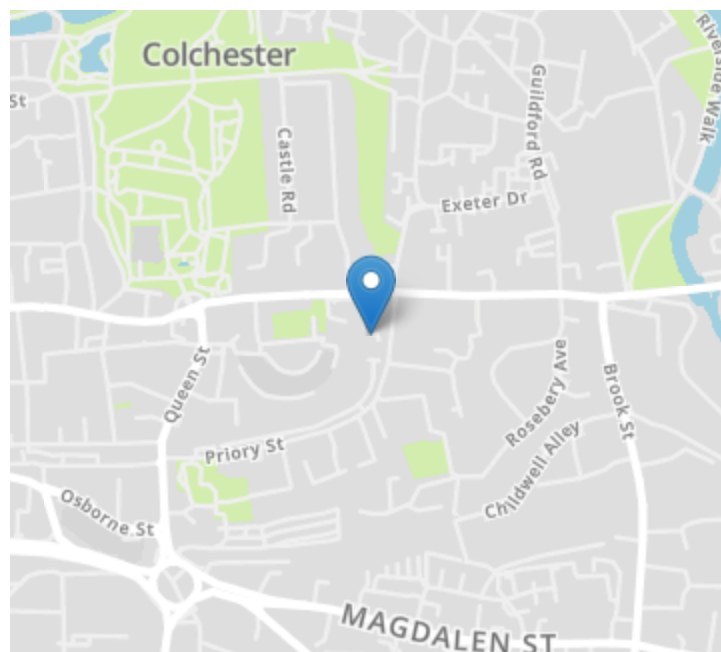


First Floor



Second Floor

## 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.