



- No Onward Chain
- Magnificent Two Bedroom Duplex Mews House
- Forming Part Of This Spectacular Victorian Conversion
- Fabulous Triple Aspect Living Space
- Bespoke Fitted Kitchen
- Large Double Bedroom & Luxurious Bathroom On Ground Floor
- Beautiful Master Bedroom & Luxury E-Suite On First Floor

1 The Guard House, Meeanee Mews, Colchester, Essex. CO2 7LF.

'The Guard House' a magnificent 900 square ft square ft duplex Mews House residing within Quartermaster Place - A collection of just 6 luxurious mews houses and apartments set within these stunning Victorian military conversions. These unique properties have been designed and constructed to a truly exceptional specification, retaining an abundance of period charm, with elegant high or magnificent vaulted ceilings living and stunning double glazed timber sash windows.



Property Details.

Ground Floor

Reception Hall

Accessed via private entrance door, laid with luxury Moduleo flooring, electric radiator, inset LED spotlights, staircase to first floor with two storage cupboards under, airing cupboard, doors to:

Living Space



17' 2" x 13' 8" (5.23m x 4.17m) A fabulous, bright room with elegant high ceilings, luxury carpets, two electric radiators, inset LED spotlights, triple aspect double glazed sash windows.

Kitchen



9' 1" x 8' 9" (2.77m x 2.67m) Luxury Moduleo flooring, electric radiator, range of bespoke fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric oven and induction hob with extractor hood above, built in fridge/freezer, washing machine and dishwasher, inset sink unit, double glazed sash window to front, inset LED spotlights.

Bedroom Two



15' 9" x 9' 3" (4.80m x 2.82m) Luxury carpets, electric radiator, three double glazed sash windows to rear.

Bathroom



Luxury Moduleo flooring, chrome heated towel rail, luxury suite comprising of low level WC, vanity hand wash basin and panel bath with fully tiled surround, drench shower and glass shower screen over, double glazed sash window to side, inset LED spotlights, extractor fan.

First Floor

Landing

A generous landing space with a Velux skylight, door providing access to eaves storage, door to:

Property Details.

Master Bedroom



14' 6" x 10' 2" (4.42m x 3.10m) Luxury carpets, electric radiator, vaulted ceiling with two Velux skylights, fitted double wardrobe, television, telephone and sky points, door to:

En-Suite



Luxury Moduleo flooring, chrome heated towel rail, luxury suite comprising of low level WC, vanity hand wash basin and walk in double shower cubicle with fully tiled surround and integrated drench shower, inset LED spotlights, Velux skylight, extractor fan.

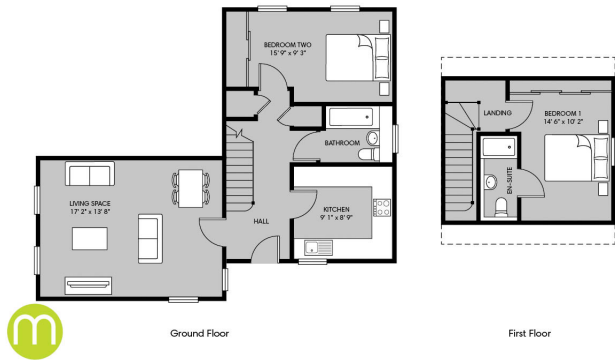
Outside



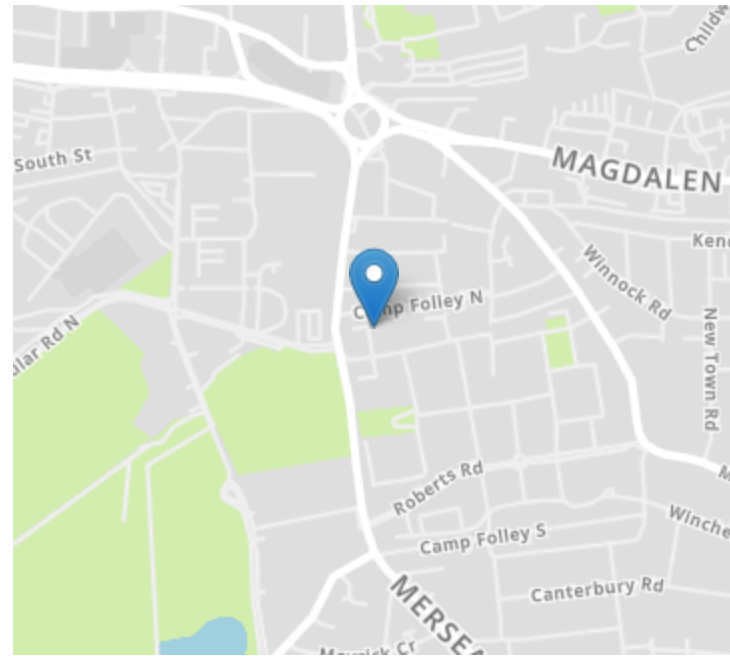
As previously mentioned the properties are surrounded by attractive communal gardens and the development itself is encased by handsome iron railings. The property has one parking space and visitors bays are available on a first come, first serve basis. The owners have also installed CCTV on all external entrances to the property.

Property Details.

Floorplans



Location



Energy Ratings

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.