



michaels
property consultants

- Good Sized & Impressive Two Double Bedroom Conversion Property
- Iconic & Imposing Grade II Listed Building
- Wealth Of Generous Accommodation Throughout
- An Abundance Of Period Charm & Original Features Throughout
- Two Large Double Bedrooms
- En-Suite Bathroom & Seperate Bathroom Suite
- Benefiting From A Garage
- Positioned In The Heart Of Colchester's Historical Town Centre
- No Onward Chain

10 Belgrave Place, East Hill, Colchester, Essex. CO1 2GP.

Situated within an iconic Grade II listed building and within a stones throw of Colchester's historical Town Centre, scenic Castle Park and Colchester's Town Centre Train Station, we are privileged with instructions to market this handsome, spacious two bedroom first floor apartment. Internally the property offers generous accommodation, an abundance of period charm and features throughout and imposing high ceilings, complimented with ornate coving. The property is further enhanced by a light and sizeable living room with impressive sash windows, a kitchen-breakfast room, large master bedroom with the added benefit of an en-suite shower room, a further double bedroom and seperate family bathroom suite. This apartment also has the benefit of a garage - a rare find for leasehold property.



Property Details.

First Floor Apartment

Entrance Hall

Cupboard housing boiler, further doors to:

Reception Room



25' 11" max x 17' (7.90m max x 5.18m) High ceilings, large feature secondary glazed sash windows to front, ornate cornicing, telephone/television point, radiator

Kitchen



13' 11" x 11' 5" (4.24m x 3.48m) A fitted kitchen comprising of a variety of fitted base and eye level units with roll edge work surfaces over, inset sink and drainer unit, with taps over space for cooker with extractor over, plumbing and space for washing machine, space for further appliances, sash window to side aspect, radiator.

Principle Bedroom



19' 10" x 17' 8" (6.05m x 5.38m) Secondary glazed sash window to front aspect, x2 storage cupboards, radiator, further door to:

En-Suite Shower Room



Panel enclosed bath with shower attachment over, low level W.C, wash hand basin, shower cubicle

Second Bedroom

14' x 13' 3" max (4.27m x 4.04m max) Storage cupboard, secondary glazed sash window to rear aspect, radiator

Property Details.

Family Bathroom Suite



Panel enclosed bath with shower attachment over, pedestal wash hand basin, low level W.C, heated towel rail

Outside & Garage.



The property offers communal grounds to the rear and as previously mentioned has the rare advantage of a garage, with an electric up and over door. Suggested parking is in the garage

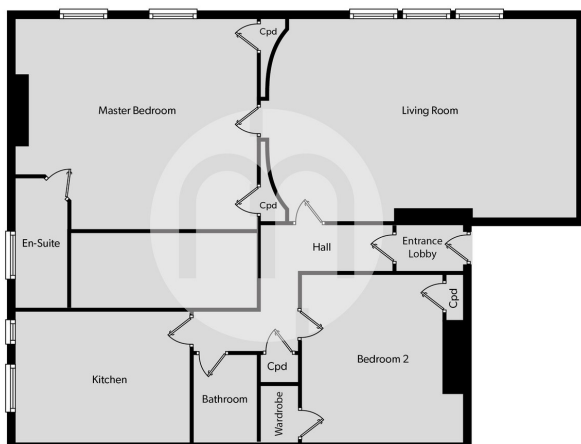
Agents Note & Leasehold Information



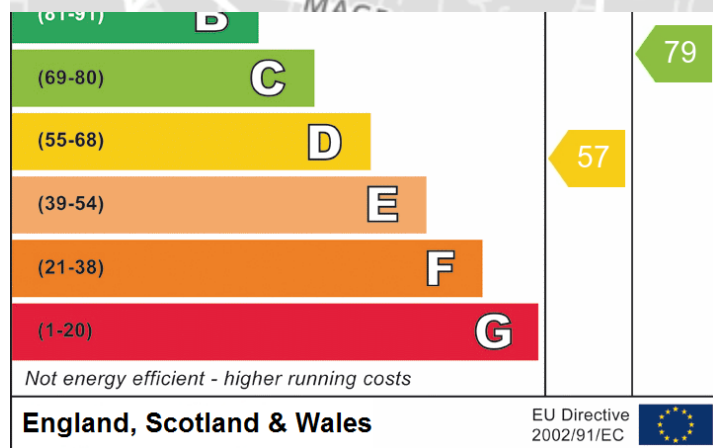
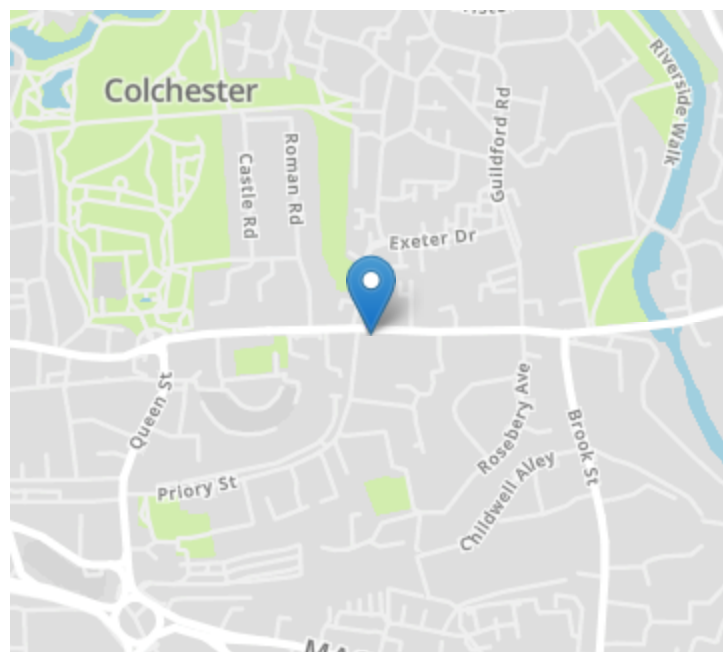
The property is offered on a leasehold basis, with a lease length of 107 years remaining (approximately). A maintenance fee of £706 (approximately) is payable every six months, this also includes the ground rent. This payment contributes towards the buildings insurance and upkeep of all communal areas. We do however advise that all interested parties confirm this information with their respective solicitors, at an early stage of conveyancing, to avoid 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.