



- Stunning Luxury Apartment
- Two Double Bedrooms
- Open Plan Living
- High Quality Kitchen & Shower Room
- Kardean Flooring & Luxury Carpets
- Touch Screen Entry System
- Town Centre Location With Station Access - Ideal For The Working Professional
- Allocated Parking & Visitors Parking Available By Phone & Pay
- Offered With No Onward Chain

Apartment Two AbbeyGate Two, Whitewell Road, Colchester, Essex. CO2 7DE

This stunning two bedroom ground floor apartment forms part of AbbeyGate Two; A collection of just eight luxurious two bedroom, newly converted apartments set within this stunning Victorian warehouse, in a quiet position yet within the heart of the Town Centre and within a short stroll from Colchester Station. This unique apartment has been designed and built to a truly exceptional specification, yet retains much of the building's original charm by featuring elegant high ceilings, exposed brickwork and stunning double glazed aluminium warehouse style windows, power coated in graphite grey.



Property Details.

Ground Floor

Entrance Hall

Karndean flooring, electric radiator, touch-screen video entry system, inset LED spotlights, large walk in airing/storage cupboard with power points, doors to:

Master Bedroom



10' 4" x 10' 6" (3.15m x 3.20m) Fitted with luxury carpets, electric radiator, two double glazed aluminium warehouse style windows to front, television and telephone points, custom built fitted wardrobes.

Bedroom Two



10' 5" x 6' 8" (3.17m x 2.03m) Fitted with luxury carpets, electric radiator, double glazed aluminium warehouse style window to front.

Shower Room



Moduleo flooring, half tiled walls, chrome heated towel rail, stylish white & grey suite comprising of low level WC with concealed flush, floating double width vanity unit with storage drawers under, large walk-in shower cubicle with fully tiled surround and integrated over-head drench shower and additional handheld shower attachment, inset LED spotlights, shaving point, extractor fan.

Property Details.

Open Plan Living/Dining/Kitchen Space



15' 2" x 17' 0" (4.62m x 5.18m) maximum. Kitchen/Dining Area:

Karndean flooring, electric radiator, fitted range of grey shaker base and eye level units with working surfaces to side and matching up-stands, built in electric stainless steel oven and hob with extractor hood above, built in fridge/freezer, slimline dishwasher and 'ultra quiet' washing machine, inset sink unit with left hand drainer, under cabinet lighting, inset LED spotlights, open plan to:

Living Area:

Karndean flooring, electric radiator, two double glazed aluminium warehouse style windows to front and one to side, vaulted ceiling, television, telephone, FM radio and Sky points.

Communal Areas

Refurbished in keeping with the apartments including all windows in graphite grey, with exposed re-pointed brickwork and LED lighting throughout.

Video entry systems to all apartments.

Outside



Every apartment comes with secure allocated parking, the area surrounding the car parking has been beautifully landscaped with bike racks and inset lighting.

Lease/Services Charges

The properties are offered on a leasehold basis with 124 years remaining on the lease.

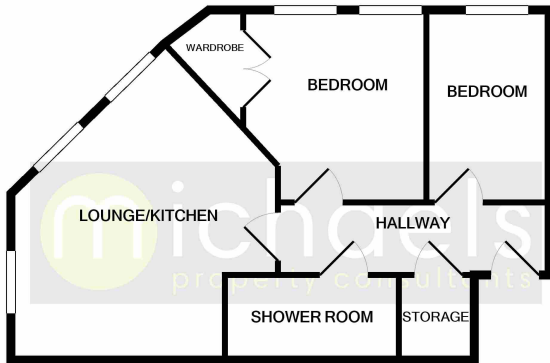
Service charges are approx. £1,000 per annum, this includes buildings insurance and cleaning of windows. The ground rent of £300.

Warranty

All apartments come with a full 10 year Build Zone warranty, please contact our office for further information.

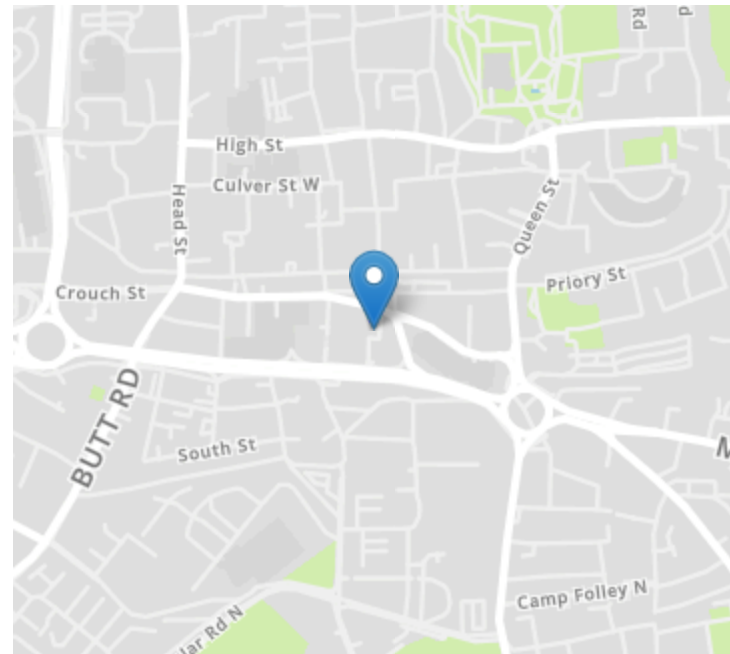
Property Details.

Floorplans

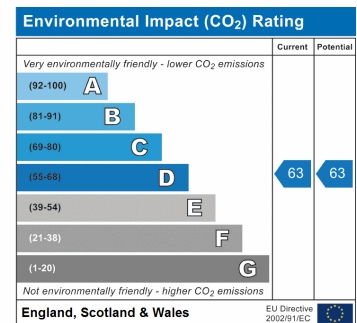
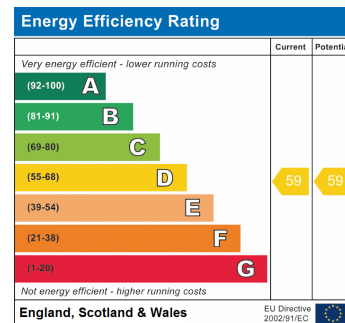


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



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.