



- Large Three Bedroom Edwardian Terraced Home
- Polished Concrete Floor Finish
- Hacker German Kitchen & Intergrated Appliances
- Underfloor Heating Throughout The Ground Floor Accommodation
- Mirrored Bar Area
- Living Room Complimented With Media Unit
- Sash Windows & Shutters Throughout
- High Specification Bathroom
- Master Suite
- Low Maintenance Cotemporary Rear Garden

72 The Echelon Building, Echelon Walk, Colchester, Essex. CO4 6BW.

This magnificent three bedroom home forms part of The Echelon Building - An extraordinary Edwardian grand red brick building which has been re-imagined as 17 unique homes, each one different from the other, combining beautiful original details and crisp modern design, in rooms with ceiling heights for living on a grand scale. Original Edwardian and sleek modern doors with the contemporary touches welcome your family and friends into your new home. Space is in abundance with ceiling heights that stretch up to high, so an impressive welcome is always guaranteed. Early Edwardian sash windows measuring a stunning 2.5m high have been painstakingly refurbished by the original developer, whilst the iconic zigzag design of the echelon building allows every room to be flooded with natural daylight.



Property Details.

Ground Floor

Reception Room



19' 2" x 17' 9" (5.84m x 5.41m) Glazed entrance door to front aspect, polished concrete floor with underfloor heating, inset LED spotlights, sash window to front & rear aspect with shutters, media unit, glazed door to rear (providing access to rear garden), open plan to:

Kitchen



19' 2" x 13' 4" (5.84m x 4.06m) A high range kitchen comprising of a range of contemporary modern fitted base and eye level units with work surfaces over, inset four ring electric hob with extractor fan over, inset electric fan assisted oven and grill, integrated fridge/freezer, smoked mirror splash back with inset under counter lights, integrated dishwasher, feature centre island with inset sink, drainer and chrome mixer tap over, bar area with wine fridge under (subject to negotiation) and mirror behind, polished concrete floor with under floor heating, sash window to front and rear aspect with shutters, inset LED spotlights, bespoke roller door providing access to:

Rear Lobby

Polished concrete floor, glass balustrade stair case to first floor, large built in double cupboard, glazed door to rear aspect (providing garden access), inset LED spotlights, further door to:

Downstairs W.C/Utility Area

Corner wash hand basin with brick tiled splash back, low level W.C with inset wall flush, plumbing and space for washing machine under stairs, sash window to front aspect with shutters, extractor, inset spotlights

First Floor

Landing/Study Space

Sash window to front and rear aspect with shutters, galleried landing area (ideal for a small study space or workout area), airing cupboard, inset LED spotlights, further doors to:

Principle Suite



10' 9" x 19' 2" (3.28m x 5.84m) Sash window to front aspect with shutter, radiator, inset LED spotlights, open plan to dressing area (consisting of radiator, clothes rails, sash window to rear aspect with shutters, LED spotlights), further door to:

En-Suite Shower Room



Sash window to rear aspect with shutters, inset LED spotlights, oversized floating vanity basin, walk in double width shower cubicle with brick tiled finish, ted baker floor tiles, shaver point, W.C

Property Details.

Bedroom Two



9' 4" x 9' 2" (2.84m x 2.79m) Sash window to front aspect with shutters, radiator, inset LED spotlights

Bedroom Three



9' 4" x 7' 8" (2.84m x 2.34m) Sash window to front aspect with shutters, radiator, inset LED spotlights

Garden, Outside & Parking



From the gardens at the back to the Echelon wood at the front, there is beauty in green space here. Landscaped with mature trees and planting and complete with a pathway that circles the whole echelon building, the echelon wood is a haven of green and calm, complete with in keeping summer shelters to enjoy peace and fresh air. The rear garden has been landscaped to a low maintenance design, featuring an extended patio to the rear, cedar wood fencing and artificial turf. It has the benefit of two large storage units.4

To the front of the property, restored original seating areas can be found.

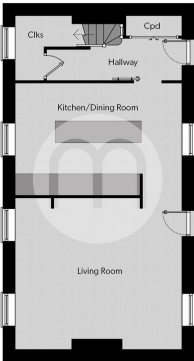
Parking is available in a private courtyard for residents, positioned to the rear of the house and for two vehicles.

Agents Note

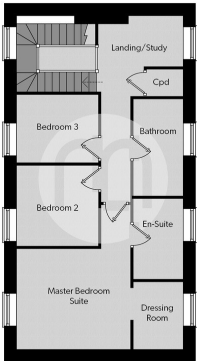
Please be advised that there is a small annual estate charge, which contributes to the upkeep and maintenance of the communal green and parking areas. Please speak to a consultant to obtain further information. We advise all interested parties to check the figure provided at an early stage of their conveyance, with their solicitor.

Property Details.

Floorplans

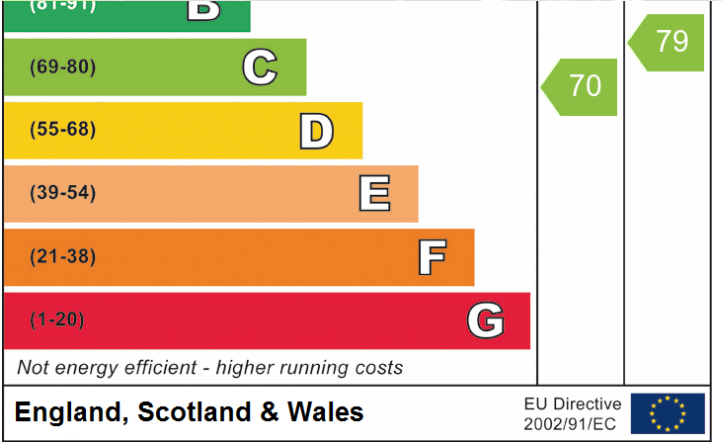


Ground Floor



First 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.