



- Grade II Listed House
- Extremely high specification throughout
- Underfloor Heating
- Three bedrooms
- En Suite To Master
- Walking Distance To Town and Colchester Station

15 Brigadier House, Colchester, Colchester, Essex. CO2 7LD.

This truly stunning Grade II listed property dates back to 1904 and has been tastefully restored to an extremely high standard offering 10ft ceilings throughout, solid oak flooring with underfloor heating, beautiful sash windows with bespoke fitted shutters, re fitted bespoke Simon's Kitchen and further high end fitted shelves and units. The property comprises of grand entrance hall, open plan living/dining room, newly fitted kitchen with Neff appliances, ground floor cloak room, three double first floor bedrooms, en suite to master and family bathroom.



Property Details.

Ground Floor

Entrance Hall

Oak with glass surround stairs to first floor, solid oak floor, double doors to living room, under floor heating.

Living/Dining Space



20' 8" x 20' 6" (6.30m x 6.25m) Two sash windows to front with bespoke wooden shutters, patio doors to rear, solid oak floor, bespoke Simon of Simons kitchen fitted shelves and units, T.V and phone points, under floor heating.

Kitchen



14' 3" x 12' 6" (4.34m x 3.81m) Sash window to rear and window to side aspect, stainless steel sink unit with tap and drainer, two Neff ovens, warming tray, electric Neff induction hob with extractor hood over, integrated dishwasher, space for fridge/freezer, integrated Neff washing machine, range of base and eye level units with roll edge work surfaces over, large pantry cupboard, spot lights, fitted boot cupboard, under floor heating.

First Floor

Landing

Spot lights, sash window to rear, airing cupboard, under floor heating.

Bedroom One



16' 10" x 13' 6" (5.13m x 4.11m) Two sash windows to front, with bespoke shutters, fitted wardrobes, spot lights, under floor heating.

EnSuite



Low level WC pedestal wash hand basin, shower cubicle, extractor fan, chrome heated towel rail, part tiled walls, under floor heating.

Property Details.

Family Bathroom



Low level WC, pedestal wash hand basin, panel bath with shower rinser over, chrome heated towel rail, extractor fan, spot lights, part tiled walls, under floor heating.

Bedroom Two



16' 3" x 10' 4" (4.95m x 3.15m) Sash window to front, bespoke shutters, two double wardrobes, loft hatch, spot lights, under floor heating.

Bedroom Three



9' 6" x 7' 7" (2.90m x 2.31m) Sash windows to side and rear, spot lights, under floor heating.

Outside



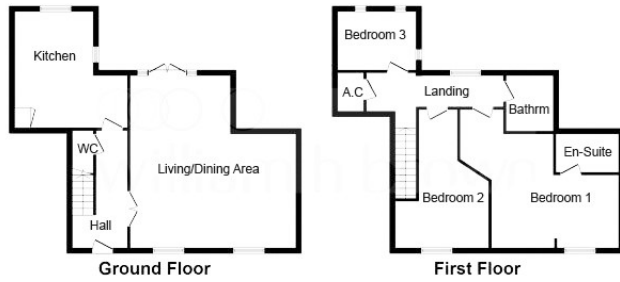
To the rear the property benefits a private paved courtyard style garden which is enclosed via railings with a gate providing access to a further communal garden with bin store and cycle store available. To the front there is a front garden which is laid to lawn with a pathway leading to the front door. The property benefits of two allocated parking spaces to the front and visitors parking.

Lease information

There are 246 years remaining on the lease. The yearly ground rent is £300 per annum and the yearly service charge is £1200 per annum which includes the service charge.

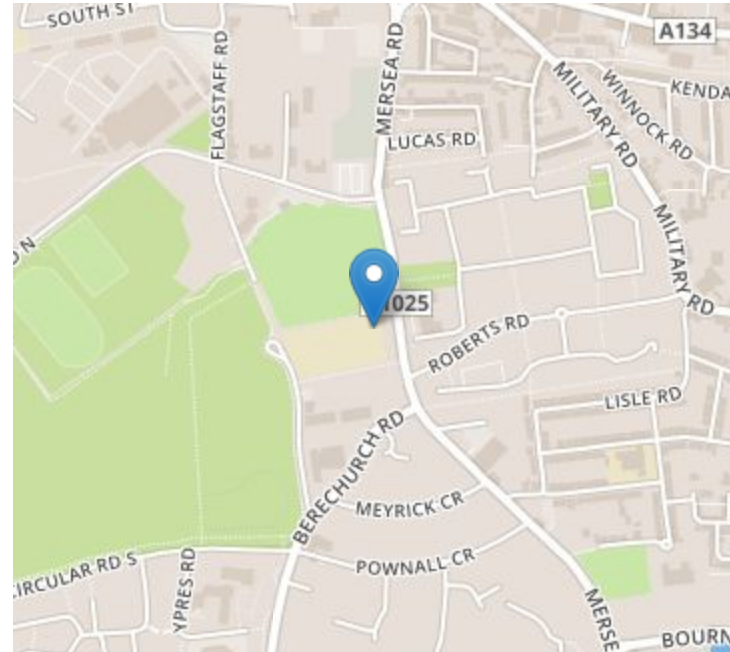
Property Details.

Floorplans

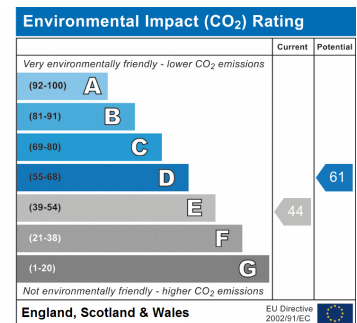
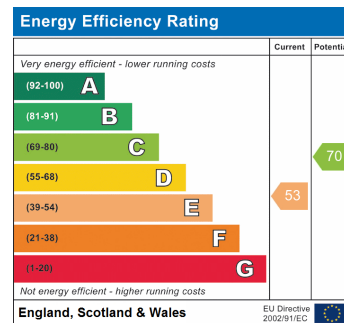


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.