



- Generous Living Space
- Garage & Allocated Parking
- Imposing Grade II Listed Building
- Good Sized & Impressive Two Double Bedroom Conversion Property
- En Suite & Separate Bathroom
- Character Features & Charm Throughout
- An Apartment Of Elegance
- Walking Distance To Town Centre & Railway Station

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

**** Guide Price, £325,000 to £350,000**** Situated within a Grade II Listed building within walking distance of the town centre, Castle Park and train station, we are delighted to present to the market this two bedroom first floor apartment. Internally property offers generous accommodation and character features, including high ceilings and ornate coving. The property is further enhanced by a light and airy living room with character features, kitchen/breakfast room, large master bedroom with en suite shower room, second double bedroom and family bathroom. The property further benefits from a garage and allocated parking to the rear.



Property Details.

Entrance door to :

Entrance Hall

Cupboard housing boiler, doors to:

Living Room



25' 11" max x 17' (7.90m max x 5.18m) High ceilings, large secondary glazed windows to front.

Kitchen



13' 11" x 11' 5" (4.24m x 3.48m) Wall and base level units, roll edge work surfaces, inset sink and drainer unit, space for cooker with extractor over, plumbing for washing machine, sash window to side, radiator.

Bedroom One



19' 10" x 17' 8" (6.05m x 5.38m) Secondary glazed window to front, two storage cupboards, door to:

En Suite



Panel enclosed bath with shower attachment, low level w.c., wash hand basin, shower cubicle.

Bedroom Two

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

Property Details.

Bathroom



Panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., heated towel rail.

Outside



The property offers communal grounds to the rear, benefitting from an allocated parking bay and a garage.

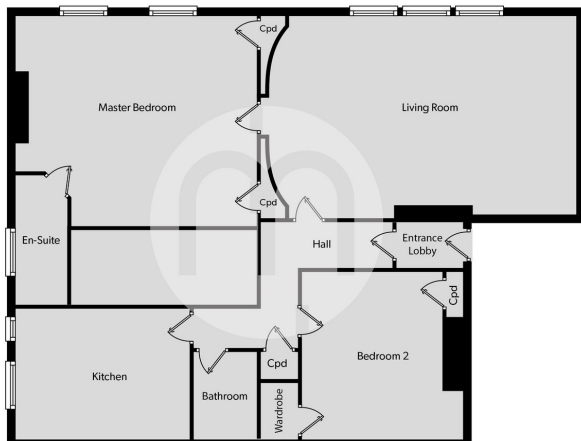
Additional Information



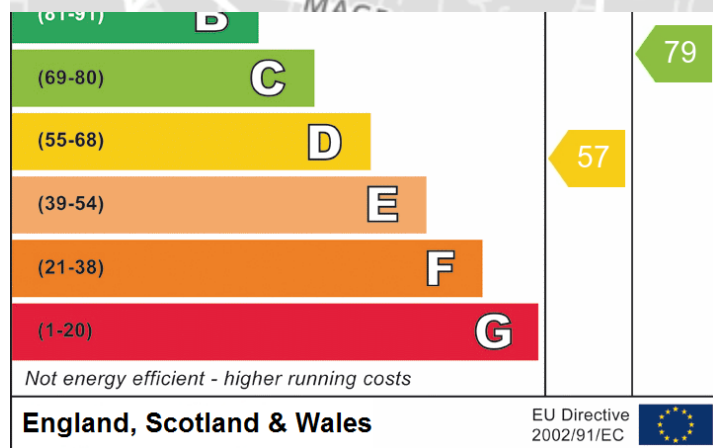
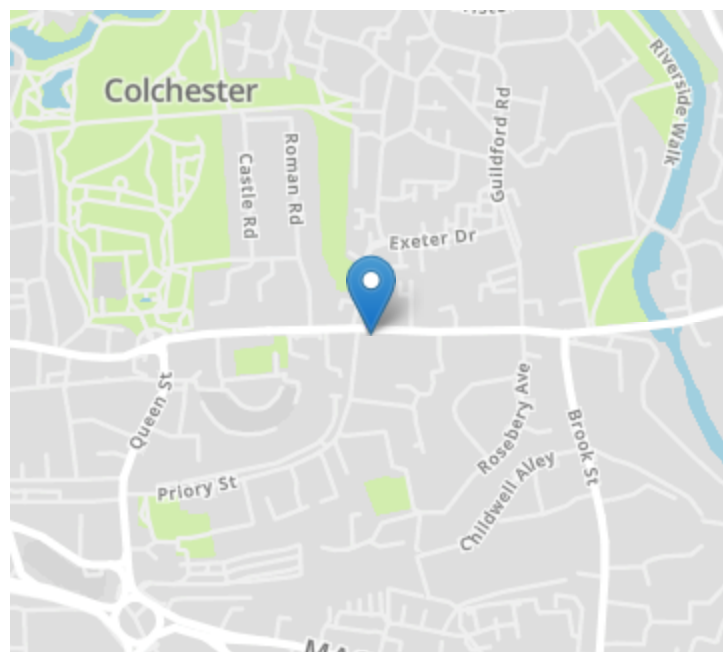
The property is offered on a leasehold basis, with a lease length of 107 years remaining. Service charge of £706 which is paid every 6 months, this also includes the ground rent. This payment contributes towards the buildings insurance, upkeep of all communal areas, including generous gardens and parking facilities. We do however advise that all interested parties confirm this information with their respective solicitors, at an early stage of conveyancing.

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.