



BELL TOWER
Private Resident
Parking Only

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- An Excellent Two Bedroom Ground Floor Maisonette
- Forming Part Of An Iconic Conversion In A Grade II Listed Building
- Residing In A Favourable West Colchester Position
- Two Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Contemporary Kitchen With Integrated Appliances
- Open Plan Living-Kitchen Accommodation
- Benefiting From Allocated Parking & Garage
- Close To An Array Of Excellent Amenities & Transport Links
- Needing To Be Viewed To Be Appreciated!

4 The Bell Tower, New Farm Road, Stanway, Colchester, Essex. CO3 0AF.

* Guide Price - £275,000 to £300,000 * An excellent example of a deceptively spacious two bedroom, ground floor maisonette. Residing in the iconic 'Bell Tower', an imposing Grade II listed property, meticulously refurbished & reimaged by renowned local developers 'Knights Group', with enviable specifications considered throughout it's tasteful conversion. Sitting in a favourable West Colchester position, this home must be viewed to be appreciated in its entirety.



Call to view 01206 576999



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Property Details.

Ground Floor

Entrance Hallway

7'8" x 4'5" (2.3m x 1.3m) Main entrance door into hallway, radiator, access to:

Family Bathroom



7'8" x 5'6" (2.3m x 1.7m) A tiled bathroom suite comprising of; panel bath with mixer tap and shower attachment over, wall mounted heated towel rail, extractor fan, tiled splash backs, wash hand basin, W.C, x2 windows to rear aspect

Living Room/Kitchen/Dining Area



20' x 16'2" (6.1m x 4.9m) An exceptional open plan living/kitchen/dining area comprising of a tastefully fitted kitchen containing; a range of base and eye level fitted modern units with worksurfaces over, inset hob with extractor fan over, tiled splashback, inset stainless steel sink, drainer and mixer tap over, integrated appliances including; fridge/freezer, dishwasher, electric fan assisted oven and grill, space under counter for washing machine, dual aspect windows, x2 radiators, variety of communication input/output points, door to rear aspect (providing access to a terrace area and communal gardens), access to:

Inner Lobby

Radiator, window to front, access to:

Property Details.

Master Bedroom



16'3" x 10'9" (5m x 3.3m) Window to rear aspect, x2 fitted wardrobes, television point, dressing table

En-Suite Shower Room



7'4" x 4'4" (2.2m x 1.3m) En-suite shower room comprising of; W.C wash hand basin, double width shower cubicle, tiled wall finishes, wall mounted heated towel rail, window to front aspect

Bedroom Two



12'6" x 8'10" (3.8m x 2.7m) Window to rear aspect, radiator, television point, x2 fitted wardrobes

Outside, Communal Gardens, Parking & Garage



As previously mentioned, this maisonette benefits from generous outdoor space, with the highlight being access from the kitchen-living area, out on to a terrace area and ideal for a small bistro table and chairs. Surrounding the apartment is an array of well manicured shrubs, bushes and plants throughout. Well maintained communal gardens are on offer for the enjoyment of all residents.

Further key features consist of an allocated parking space, a garage and refuse area.

Lease Information

We have been advised by the our clients that this property is offered on a leasehold basis, with the lease commencing from 1st January 2012 with a starting lease of 199 years, with approximately 189 years remaining currently. A maintenance charge is payable annually, with the fee payable from 1st January 2022 - 31st December 2022 £2884.39p. This apartment benefits from a share of freehold set up, meaning there is no ground rent payable.

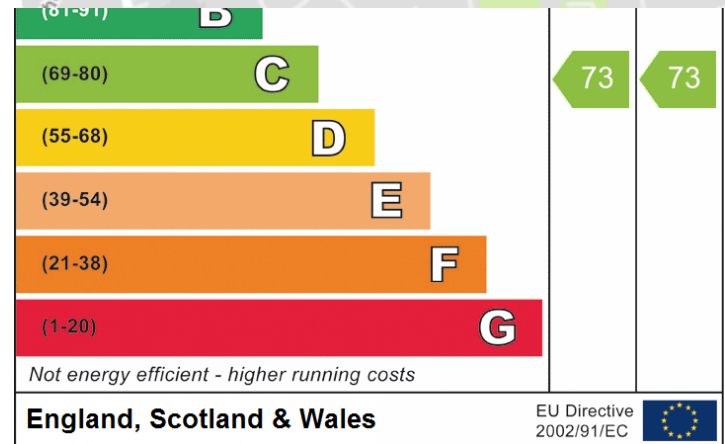
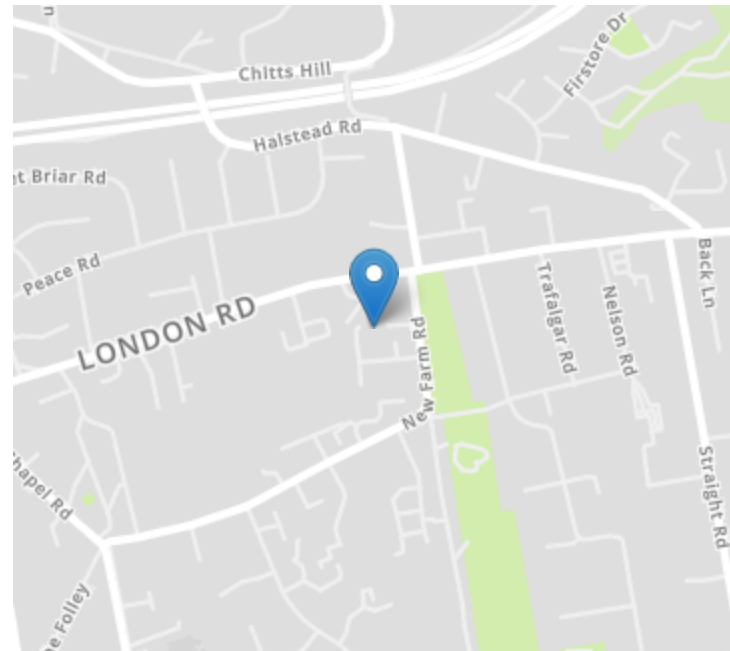
This fee contributes to the upkeep of the apartment block, its well manicured communal gardens, maintained parking facilities and ensures the aesthetics of the exterior of the property remain to the highest of standards. We encourage all prospective purchasers to confirm the above charge and lease information with their legal representative, at an early stage of their conveyance to prevent 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.