

CASTLE COURT



C O L C H E S T E R

NEEB
HOLDINGS LTD



Computer Generated Image of Castle Court

An exclusive development of 10 one & two bed apartments right next to the historic Castle Park

In a prime location next to Castle Park and close to Colchester Town Centre, Castle Court is an exclusive new conversion that allows residents to enjoy luxurious, contemporary living against a beautifully landscaped backdrop.



Computer Generated Image



SPECIFICATION



Interior Features

- Sky & TV points (will be wired to central cupboard)
- Modern high-quality internal doors with contemporary door furniture
- Modern skirtings and architraves throughout
- Full high-quality carpet & floor coverings provided throughout

Kitchen

- Luxury fully-fitted kitchen
- Integrate appliances comprising single oven, induction hob, extractor hood, dishwasher, fridge and freezer
- Sink with a polished chrome tap

Bathroom

- Quality sanitary ware throughout & vinyl floors
- Towel rails will be chrome straight ladder rails with matching valves
- Bathrooms to include Icon timer fan with polished chrome fan isolator switch and chrome shaver socket

Electrics

- LED downlights to all rooms
- Chrome power sockets and light switches throughout
- Smoke alarms

Exterior

- Communal courtyard
- Balconies to plots 5, 6, 9 & 10
- Terrace to plot 2, 3 & 8

Security

- Secure gated entrance
- Video intercom
- Windows are fitted with security locks
- External lighting

Warranty

- Homes come with a 10-year build warranty from ICW

LOCATION



Wide Open Space

Colchester is known for the outstanding parks and open spaces, which provide the ideal spot to walk, relax, and enjoy the wildlife, whilst you take some time out from the hustle and bustle of everyday life.

Just a stone's throw from the development, Castle Park is a spacious, award-winning park that provides a green oasis in the heart of the town centre. The park is home to a whole host of attractions, including the Castle Museum, the Hollytrees Museum, a Bandstand, and 11 hectares of beautifully maintained grounds. Castle Park is also a fabulous location for families to relax and unwind, with a play park, bouncy castle, crazy golf, and boating lake, as well as plenty of space for picnics during the warmer months.

Other popular parks and open spaces in the area include High Woods Country Park, Lexden Park, Hilly Fields, and Wivenhoe Park.



Castle Park

LOCATION



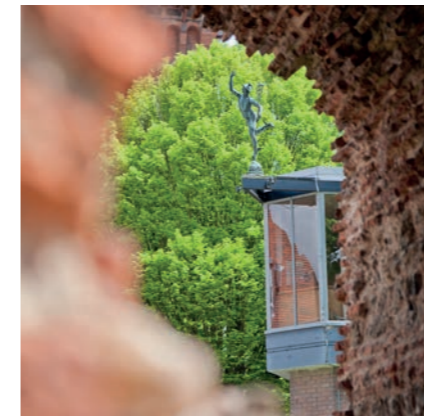
Out & About

Situated within walking distance to Colchester's historic town centre, Castle Court boasts an extremely desirable location, close to plenty of local amenities, shops, restaurants, and attractions.

Colchester is home to a variety of shopping centres and entertainment facilities. The town centre itself offers a fantastic shopping experience with an eclectic mix of specialist independent shops and boutiques, alongside high street names and department stores.

Within the town centre, there are three shopping centres – Lion Walk Shopping Centre, Culver Square, and St John's Walk Shopping Centre.

Colchester is also home to the largest department store in East Anglia, Fenwick Colchester, where you'll find everything from fashion, furniture, and world famous brands, through to unique gifts and the latest must-haves, spread across six floors.



FLOOR PLANS

GROUND FLOOR

DIMENSIONS & ELEVATIONS

Plots 1, 2, 3 & 8



North Elevation
Ground Floor



South Elevation
Ground Floor



East Elevation
Ground Floor



West Elevation
Ground Floor

Plot 1

Room	Metric	Imperial
Living Room	4.59 x 2.93	15'1" x 9'7"
Dining Room	3.01 x 2.93	9'10" x 9'
Kitchen	2.47 x 2.93	8'1" x 9'7"
Bedroom 1	4.40 x 3.32	14'5" x 10'1"

Floor Area **51m²** **558ft²**

Plot 2

Room	Metric	Imperial
Living Room	3.99 x 5.65	13'1" x 18'6"
Kitchen	3.08 x 3.4	10'1" x 11'2"
Dining Room	3.21 x 3.71	10'7" x 12'2"
Bedroom 1	3.61 x 4.17	11'10" x 13'8"
Bedroom 2	3.20 x 3.40	10'6" x 11'2"
Terrace	2.84 x 3.24	9'4" x 10'8"

Floor Area **87m²** **942ft²**

Plot 3

Room	Metric	Imperial
Living Room	4.72 x 3.84	15'6" x 12'7"
Kitchen	2.66 x 3.27	8'9" x 10'9"
Dining Room	2.66 x 2.48	8'9" x 8'2"
Bedroom 1	4.06 x 3.17	13'4" x 10'5"
Bedroom 2	3.41 x 3.17	11'2" x 10'5"
Terrace	7.33 x 1.74	24'1" x 5'9"

Floor Area **75m²** **806ft²**

Plot 8

Room	Metric	Imperial
Living Room	4.43 x 3.77	14'6" x 12'4"
Kitchen / Dining	2.44 x 3.74	8' x 12'3"
Study	2.87 x 2.09	9'5" x 6'10"
Bedroom 1	4.37 x 3.17	14'4" x 10'5"
Bedroom 2	4.37 x 2.58	14'4" x 8'6"
Terrace	6.53 x 1.74	21'5" x 5'9"

Floor Area **70m²** **759ft²**

FLOOR PLANS

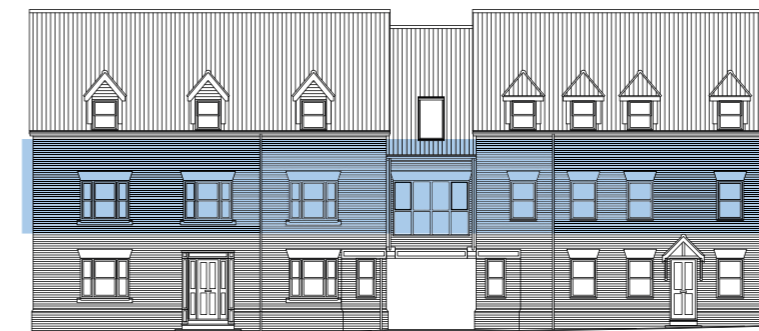
FIRST FLOOR

DIMENSIONS & ELEVATIONS

Plots 4, 5, 6 & 9



North Elevation
First Floor



South Elevation
First Floor



East Elevation
First Floor



West Elevation
First Floor

Plot 4

Room	Metric	Imperial
Living Room	3.01 x 5.01	9'10" x 16'5"
Kitchen	2.45 x 3.67	8' x 12'1"
Dining Room	3.88 x 2.18	12'9" x 7'2"
Bedroom 1	2.78 x 3.37	9'1" x 11'1"
Bedroom 2	2.08 x 3.37	6'10" x 11'1"
Floor Area	68 m²	737 ft²

Plot 5

Room	Metric	Imperial
Living Room	3.59 x 5.8	11'9" x 19'
Kitchen	3.39 x 3.45	11'2" x 11'4"
Dining Room	3.11 x 3.66	10'2" x 12'
Bedroom 1	3.62 x 3.37	11'10" x 11'1"
Bedroom 2	3.6 x 2.79	11'10" x 9'2"
Terrace	3.24 x 1.74	10'8" x 5'9"
Floor Area	90 m²	975 ft²

Plot 6

Room	Metric	Imperial
Living Room	6.59 x 3.55	21'7" x 11'8"
Kitchen/Dining	3.22 x 4.45	10'7" x 14'7"
Bedroom 1	3.56 x 3.46	11'8" x 11'4"
Bedroom 2	3.45 x 3.46	11'4" x 11'4"
Terrace	5.29 x 1.74	17'4" x 5'9"
Floor Area	76 m²	816 ft²

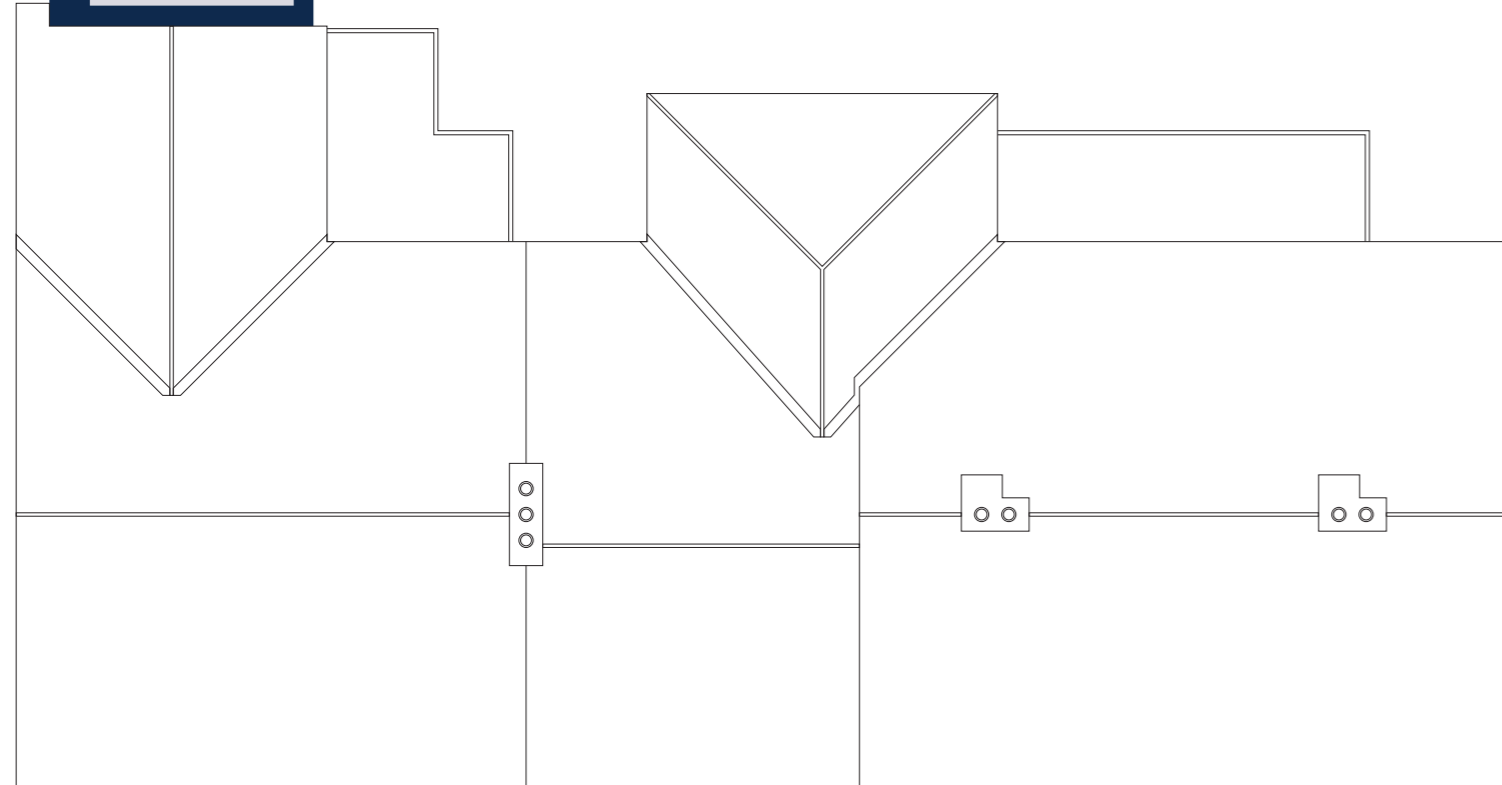
Plot 9

Room	Metric	Imperial
Living	4.43 x 3.77	14'6" x 12'4"
Kitchen/Dining	2.44 x 3.77	8' x 12'4"
Study	2.88 x 2.09	9'5" x 6'10"
Bedroom 1	4.37 x 3.17	14'4" x 10'5"
Bedroom 2	4.37 x 2.58	14'4" x 8'6"
Terrace	6.44 x 1.74	21'1" x 5'9"
Floor Area	71 m²	766 ft²

FLOOR PLANS

SECOND FLOOR

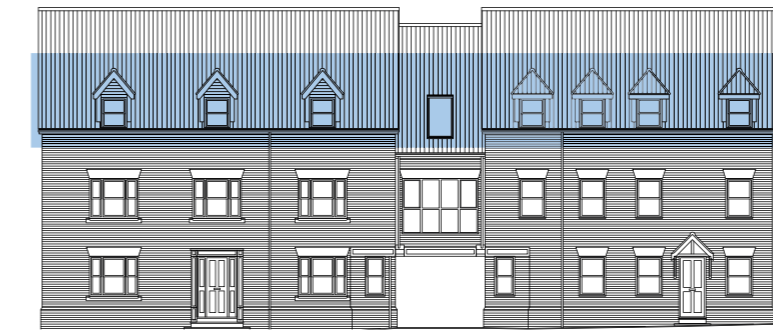
Plots 7 & 10



DIMENSIONS & ELEVATIONS



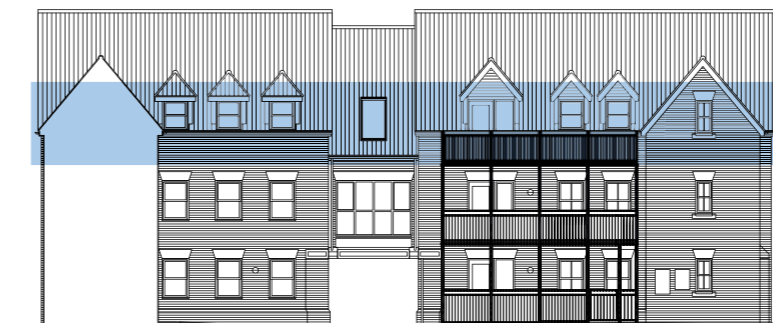
North Elevation



South Elevation
Second Floor



East Elevation



West Elevation
Second Floor

Plot 7

Room	Metric	Imperial
Living Room	2.89 x 3.42	9'6" x 11'3"
Kitchen	2.43 x 3.49	8' x 11'5"
Dining Room	3.5 x 2.02	11'6" x 6'7"
Bedroom 1	2.76 x 3.39	9'1" x 11'2"
Bedroom 2	2.07 x 3.35	6'9" x 11'
Floor Area	61 m²	656 ft²

Plot 10

Room	Metric	Imperial
Living/ Dining	3.55 x 5.51	11'8" x 18'1"
Kitchen	1.33 x 3.91	4'4" x 12'10"
Bedroom 1	3.44 x 3.89	11'3" x 12'9"
Bedroom 2	2.79 x 3.89	9'2" x 12'9"
Terrace	6.44 x 1.74	21'1" x 5'9"
Floor Area	68 m²	736 ft²

Disclaimer

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The developer reserves the right to amend the specification as necessary without prior notice, but to an equal standard. Please note that whilst current views may be unrestricted these could alter in the future.

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FLOOR PLANS: Castle Court layouts provide approximate measurements and are for illustrative purposes only. Dimensions are taken from the architects drawings and tolerances may occur with the as-built product, therefore floor plans should not be used for purchasing items such as furniture or carpets. Furniture shown in images and pictures is for illustrative purposes only and is not included within the specification.

