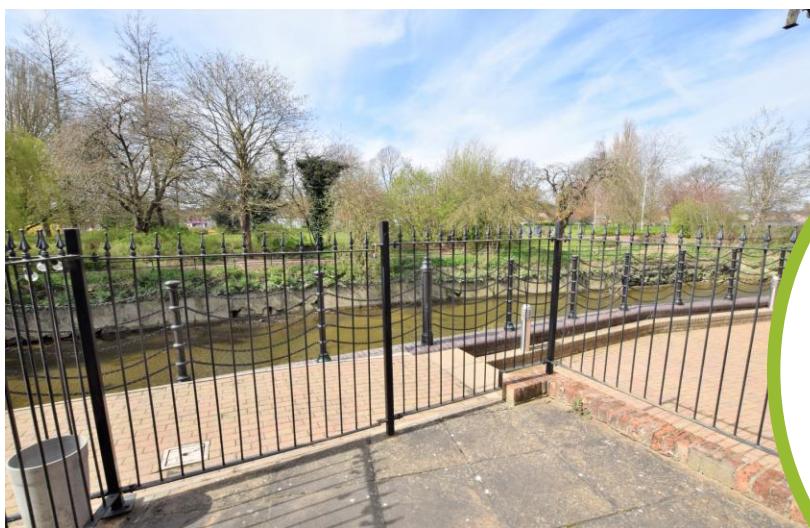


6 The Mill Apartments, East Street, Colchester, CO1 2QT



2 bedrooms
1 reception room
1 bathroom

Leasehold
Offers in excess of
£220,000
Subject to contract
Views over the River
Colne



Occupying a delightful position on the banks of the River Colne a spacious two bedroom ground floor maisonette within walking distance of Castle Park, central Colchester and railway station.

Some details

General information

Forming part of the highly prestigious Mill development a ground floor maisonette with wonderful open plan lounge/kitchen/diner and terrace overlooking the River Colne, sold with no onward chain.

Entrance door direct from the parking area leads into an enclosed porch with door to hall and built in cloaks cupboard. There is an impressive open plan kitchen/living room with exposed red brick work and kitchen area having worksurfaces with cupboards, drawers and space under, inset one and a half bowl sink with mixer tap, four ring gas hob with oven under and cooker hood over, integrated fridge/freezer, plumbing for automatic washing machine. The lounge area also has a glazed door to an outside paved private terrace with delightful views overlooking the River Colne.

The spacious bedroom one has a built in wardrobe, with an additional bedroom and a bathroom with panel bath, low level W.C, wash basin and vertical towel rail.

In addition to the terrace the property benefits from one allocated parking space which is directly adjacent to the apartment and serviced by remote control gates and a 24hour CCTV system.

The property also benefits from a Concierge Reception area with lift to upper floors, private residence gym and bicycle store.

Kitchen/living room

17' 6" x 17' 6" (5.33m x 5.33m) maximum

Bedroom one

14' 9" x 9' (4.5m x 2.74m)

Bedroom two

10' 6" x 8' 5" (3.2m x 2.57m)

Bathroom

8' x 5' 3" (2.44m x 1.6m)

Outside

To the rear of the property there is a paved terrace with delightful views over the River Colne and we are advised that the property benefits from one allocated parking space.

Location

The property occupies an excellent location within comfortable walking distance of the railway station, Castle Park and central Colchester with its excellent range of shopping and recreational facilities, wine bars and Mercury Theatre.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

EPC rating - C

Our ref - GMB

Tenure - Leasehold

Agents note

Although the property does not require EWS1 Form under the current guidelines, we would still advise any interested party to check the individual requirements of their mortgage lender/provider, before viewing or offering on this property.

We are advised by the present vendor that he is willing to pay the service charge through until the end of 2023.

Directions

Proceed from our Colchester High Street office along the High Street and into East Hill, over the mini roundabout into East Street turning left by The Old Siege House Bar & Brasserie and The Mill Apartments will be located on the left hand side.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01206 763 388.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrox 62022

To find out more or book a viewing

01206 763 388

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tolgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

