

16 Flagstaff Road, Colchester, CO2 7NY



**3** bedrooms  
**1** reception room  
**2** bathrooms

**Leasehold**

Offers In Excess Of

**£365,000**

Subject to contract  
Close to town





## Some details

### General information

A stunning converted apartment part of the award winning Arena Place development located in the historically significant area of The Roman Circus within easy access to the Colchester town centre. The apartment has 10' 7" ceiling height and under floor heating throughout.

Accommodation in brief comprises of double doors leading to a private entrance hall with storage cupboards and stairs rising to the first floor. 25ft landing with a sash window to the rear aspect, study space and loft access.

The lounge/diner has two sash windows to the front aspect and one to the side with herringbone flooring.

The kitchen has a sash window to the front aspect, a sink unit inset to the marble worksurface with cupboards and drawers under, matching range of eye level cupboards, integral oven with induction hob and extractor over, integrated dishwasher, fridge/freezer and washing machine with eye level combi oven.

The master bedroom has two sash windows to the rear aspect and bespoke fitted wardrobes with cupboards over, the en-suite has a shower cubicle, WC, wash hand basin and heated towel rail.

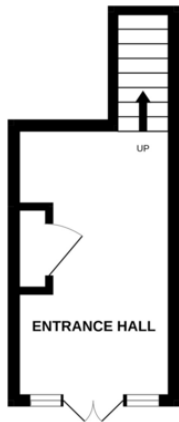
Bedroom three has two sash windows to the rear aspect and herringbone flooring, bedroom two also has to sash window, but to the front aspect with built-in bespoke wardrobes with cupboards over.

The family bathroom has a panel enclosed bath with shower over, WC, ornate sink fitted to a vanity unit with part tiled walls and a heated towel rail.

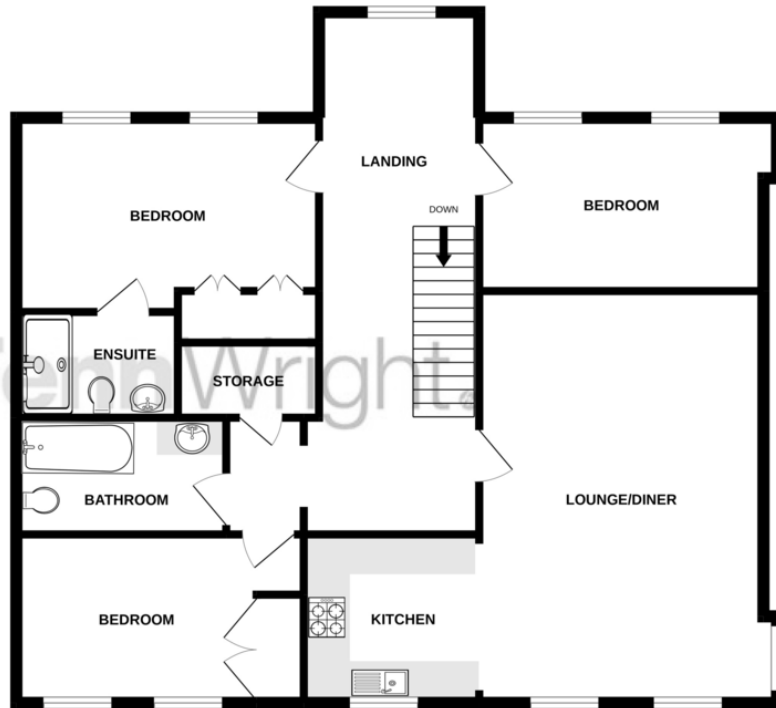


A truly stunning converted apartment with private entrance hall, three double bedrooms, en-suite, bathroom and modern kitchen with a lounge/diner, 25ft landing and 10' 7" high ceiling throughout.

GROUND FLOOR



1ST FLOOR



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.  
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#### Entrance hall

13' 3" x 7' 9" (4.04m x 2.36m)

#### Landing

25' 3" x 7' 10" (7.7m x 2.39m)

#### Lounge/diner

19' 2" x 14' 6" reducing to 13' 10" (5.84m x 4.42m)

#### Kitchen

8' 8" x 8' 6" (2.64m x 2.59m)

#### Bedroom one

14' 8" x 9' 5" (4.47m x 2.87m)

#### Ensuite

#### Bedroom two

14' 9" x 8' 2" (4.5m x 2.49m)

#### Bedroom three

14' 5" x reducing to 13' 10" x 8' 4" (4.39m x



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4.22m)

## Bathroom

## Outside

The property has one allocated parking space with visitors parking available.

## Location

The property occupies an excellent central location within walking distance of Colchester's railway station and town centre with its range of shopping and recreational amenities, numerous wine bars, restaurants and Mercury Theatre.

## Important information

Council Tax Band - C

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

Tenure - Leasehold

EPC rating - TC

Our ref – KID

**Lease details** - Subject to confirmation from the management company and these charges are for the current year and maybe subject to change.

Service Charge is £802.20 PA and the Ground Rent is £250.00 PA. The original lease was 125 years from 2017 so 120 years remain, building insurance is also included within this charge.



## Further information

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

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## Viewing

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





## Directions

From Mersea Road take the first right onto Napier Road and the first right into Emperor Road and then a left into Londinium Road where the property can be located in the far left hand corner of Flagstaff Road.

To find out more or book a viewing

**01206 763 388**

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