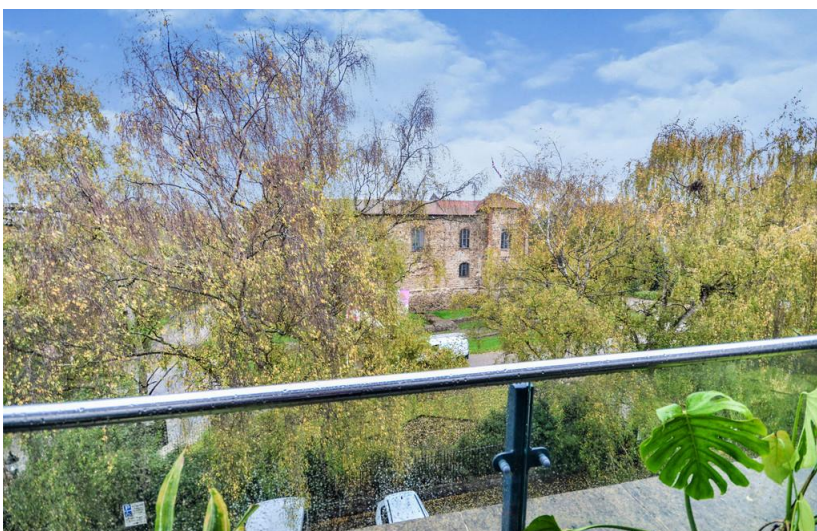


7 Castle House, Castle Bailey, Colchester, CO1 1FA



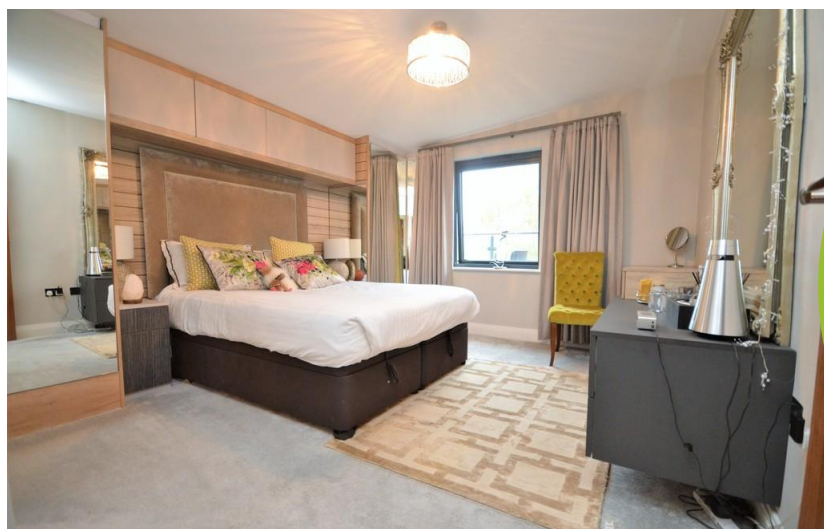
2 bedrooms
1 reception room
2 bathrooms

Leasehold

Guide Price

£350,000

Subject to contract
**Luxury penthouse
apartment**



A stunning two double bedroom penthouse apartment occupying a wonderful position with views over Colchester's historic castle.

Some details

General information

A wonderful third floor penthouse apartment with substantial balcony and stunning views over Colchester's historic castle.

Security entrance door to communal entrance hall with lift and stair flight giving access to the third floor. Entrance door leading through to the private entrance hall with large built-in storage cupboard housing the gas boiler and hot water tank.

There is a superb open-plan living room / kitchen with floor to ceiling window and sliding patio doors providing views over Colchester Castle and access to the balcony, a lovely outside space.

The living room / kitchen provides an excellent dining and entertaining space and the kitchen area is fitted with a range of high quality units incorporating built-in oven and microwave, integrated fridge / freezer, washing machine and dishwasher. There is a peninsular unit with inset electric hob and cooker hood over, with adjoining breakfast table.

Bedroom one has a picture window with views over Colchester Castle and an en-suite shower room with tiled shower cubicle, vanity unit with inset wash basin having drawer under, low level WC and tiled walls.

There is a second double bedroom and a family bathroom with panel bath, separate shower fitment over, low level WC, vanity unit with inset wash basin having drawers under and tiled walls.

Living room/ kitchen

22' 6" x 15' 5" (6.86m x 4.7m)

Balcony

Bedroom one

12' 6" x 12' (3.81m x 3.66m)

En-suite shower

8' x 3' 9" (2.44m x 1.14m)

Bedroom two

11' 6" x 7' 2" (3.51m x 2.18m)

Bathroom

8' x 5' 6" (2.44m x 1.68m)

Outside

This penthouse apartment is set in an exclusive

development of 6 apartments where we are advised has a parking space for one vehicle allocated on a one to one right to park basis.

There is a secure gated entrance with entry phone system and an entrance hall with stairs and lift to all floors.

Location

The property occupies a superb position located at the end of Colchester High Street next door to the historic castle and Castle Park and is within walking distance of all shopping and leisure facilities that Colchester has to offer as well as Colchester Town railway centre.

Important information

Council Tax Band - D

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

Tenure - Leasehold

EPC rating - B

Our ref - 57352

We are currently awaiting details of ground rent, maintenance and lease details.

Directions

Proceed on foot from our Colchester office down the High Street turning left into Museum Street towards Colchester Castle and the property is located on the right hand side directly opposite the Castle. The entrance to the property is to the side of the block in a secure gated entrance.

Further information

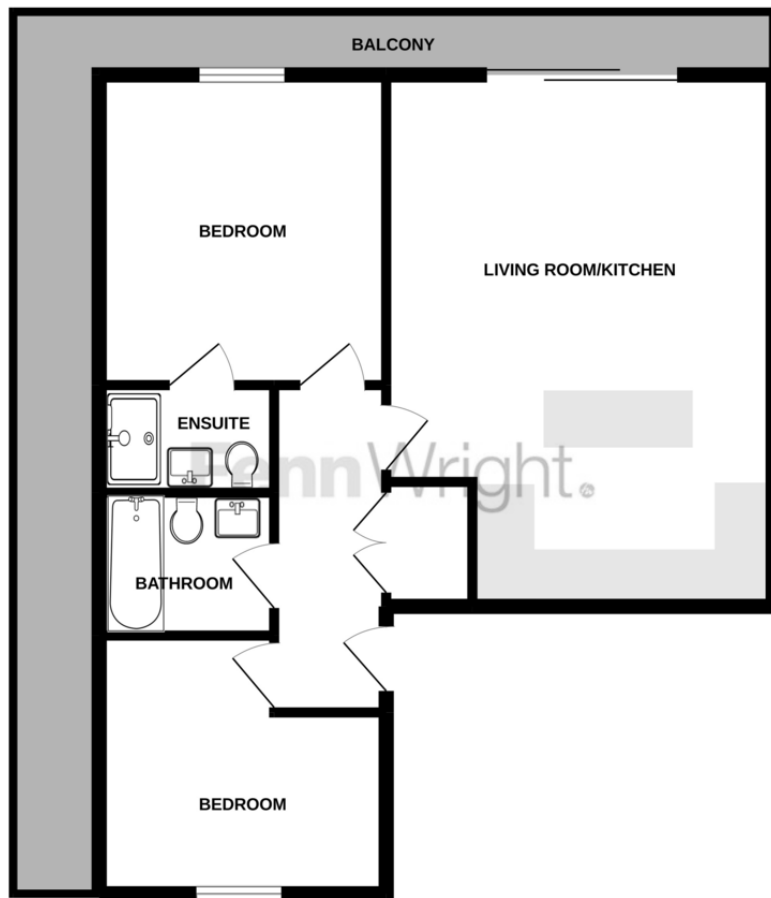
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

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

THIRD 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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To find out more or book a viewing

01206 763 388

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