

DAVID  
BURR



**FLAT 5, BARTHOLOMEW HOUSE, COLCHESTER ROAD, CO9 2EA.**

A stunning penthouse apartment in this attractive period building just a short stroll from the high street offering spacious accommodation of a stylish and contemporary nature. Available immediately.

£1,200 pcm

Flat 5, Bartholomew House, Colchester Road, Halstead, CO9 2EA.

There is a stunning semi-open plan living/dining room with a fully vaulted ceiling, two Velux windows and the aforementioned dormer window providing views across the town landscape. There are interesting architectural features including cast iron frame work and steps rising to a lavishly appointed kitchen which has a vaulted ceiling and two Velux windows.

From the entrance hall, an oak door accesses a lavishly appointed cloakroom with marble flooring, a WC and vanity unit. The principal bedroom is to the rear of the property with a dormer window and a vaulted ceiling. An oak door leads to a particularly well-appointed en-suite shower room which has a wall mounted vanity unit with cupboard beneath and a rectangular sink, a large walk-in shower cubicle, a matching WC, and a Velux window. The second bedroom is situated to the front of the property and has a dormer window, a fully vaulted ceiling, attractive iron frame work on display and an oak door leading to a well-appointed en-suite bathroom, with a fully tiled bath surround, an impressive vanity unit with an oak worktop, rectangular sink with storage beneath, a matching WC, and is finished with marble tiling to the floor.

The immaculately presented accommodation comprises:

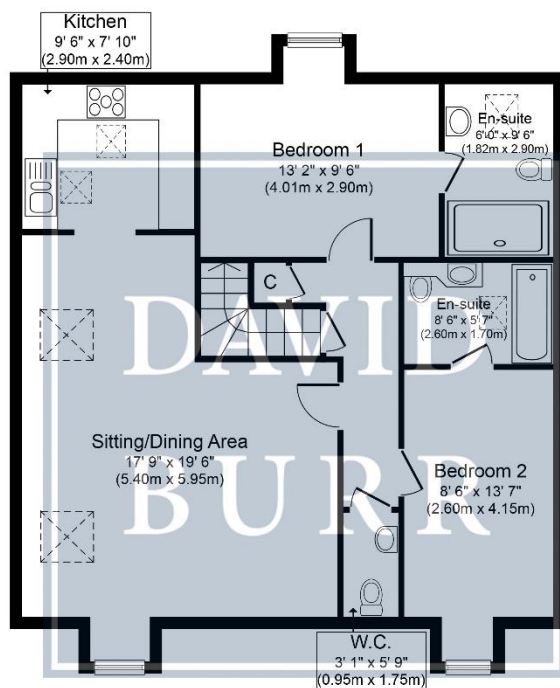
Open plan living area	Two en-suite bedrooms
Impressive kitchen	Separate cloak room
Vaulted ceilings	Allocated parking

### Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

### Access

Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 min



Approximate Floor Area  
881 sq. ft.  
(81.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Castle Hedingham	01787 463404
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Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

### Additional information

Services: Main water, electricity and drainage.  
Gas fired heating to radiators. EPC rating: D. Council tax band: B.  
Broadband speed: up to 80 Mbps (Ofcom).  
Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).  
None of the services have been tested by the agent.  
Local authority: Braintree District Council (01376) 552 525.  
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