



East Street, Colchester, CO1 2QT

Offers in excess of £250,000

A truly UNIQUE THREE BEDROOM HOUSE FORMING PART OF THIS HISTORIC MILL CONVERSION. With a Large light living room with separate kitchen / dining room and with door opening onto the private terrace overlooking the river. En-suite to master bedroom, SECURE GATED PARKING FOR TWO CARS, Gym & Concierge. Adjacent to the River Colne and within easy walking distance of Colchester Town Centre and with easy access to the A12, the property is part of "The Mill" in East Street. Originally built as a flour mill in the late 19th century and then later as an exclusive hotel, and more recently converted to exclusive residential homes and apartments.

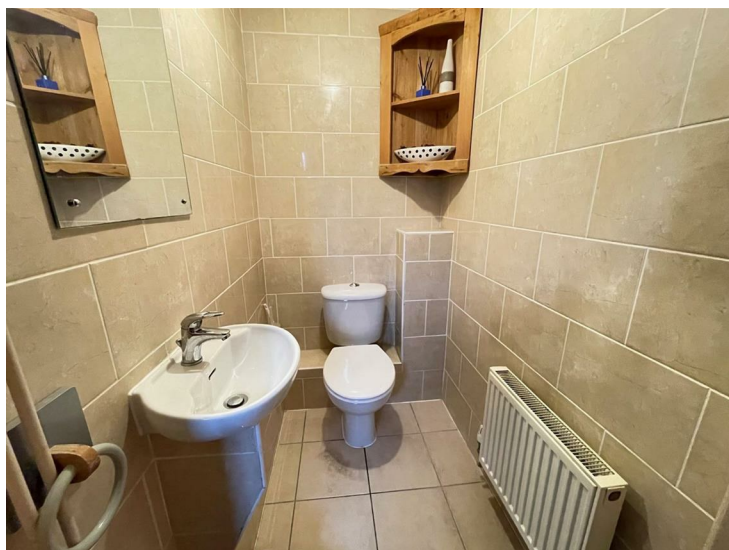
Entrance Hall:

7'8" x 6'1" (2.35 x 1.86)

Hardwood entrance door, laminated wooden flooring, stairs to first floor.

Downstairs Cloakroom:

5'3" x 3'8" (1.62m x 1.12m)



Low level W.C., wash hand basin, ceramic tiled floor, extractor fan, radiator.

Sitting Room:

19'11" max x 16'11" max (6.09 max x 5.17 max)



Bay with three hardwood, double glazed, sash style windows to the side plus two further windows to the front and another to the side, laminated wooden flooring, two radiators.

Utility Cupboard:

6'11" x 5'8" (2.13 x 1.74)



Fitted shelving, laminated wooden flooring, space and plumbing for washing machine, wall mounted Baxi gas boiler providing central heating and hot water.

Kitchen Area:

9'11" x 9'8" (3.04 x 2.95)



Fitted with range of floor and wall mounted units with marble effect work surfaces and inset stainless steel, one and a half bowl, butler style sink with mixer taps over. Belling Range style cooker with 5 ring hob, double oven and grill with Smeg extractor over. Integrated fridge freezer and dishwasher.

Dining Area:

9'6" x 8'4" (2.90 x 2.55)



Hardwood door to patio, laminated wooden flooring, radiator.

Landing:



Spacious landing with laminated wooden floor and a high vaulted ceiling, built-in cupboard, access to loft space, radiator.

Bedroom One:

20'6" x 9'10" (6.26 x 3.02)



Bay with three hardwood, double glazed, sash style windows to the side with views over the river plus two further windows to the front, built-in wardrobe, radiator.

En-Suite:

6'9" x 6'1" (2.07 x 1.87)



Hardwood double glazed window to the front, tiled shower cubicle, pedestal wash basin, low level W.C., extractor fan.

Bedroom Two:

11'8" x 9'8" (3.56 x 2.95)



Hardwood double glazed window to the side with views over the river, high vaulted ceiling, radiator, door to "Jack & Jill" bathroom.

Bedroom Three:

9'10" x 7'11" (3.01 x 2.42)



Hardwood double glazed window to the side, high vaulted ceiling, radiator.

Bathroom:

7'8" x 5'6" (2.36 x 1.69)



Roll top bath with large head mixer shower over, high level flush, "Albion Company" W.C., pedestal wash basin, mezzanine display / storage shelf, Amtico style flooring.

Outside:



To the front is a secure, gated car park, with 24 hour CCTV, where the property benefits from an allocated parking space plus an additional, adjacent corner space therefore giving parking for two cars. To the side is a private paved patio garden, enclosed by iron railings with pleasant views over the riverbank.

Lease:

Leasehold: 125 years from 1st January 2003. 104 years remaining.

Service Charge: £3,996.00 PA

Ground Rent: £100.00 PA

Council Tax Band 'E'

Services:

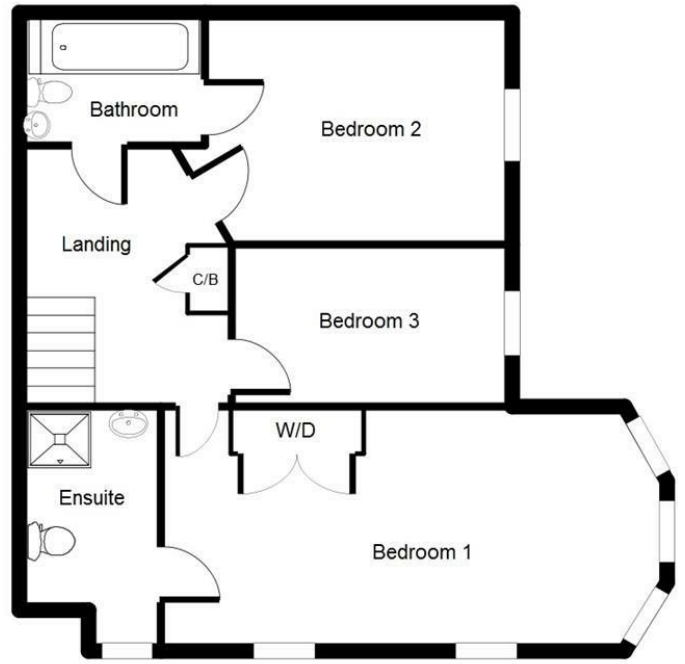
The Mill apartments has a Concierge service with a receptionist on duty 34 hours a week, Monday to Saturday. There is a fully equipped Gym for the private use of residents.

Disclaimer:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor

Illustration for identification only - not to scale
 square footage shown is approximate
 Made with Visual Floor Planner
 (c) Gallant Richardson 2018



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

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