



Mill Lane, Colchester, CO7 6DJ

Asking price £270,000

Renovated without compromise, this beautifully presented 1st floor Mill apartment is located in the beautiful rural retreat of Dedham. The FORMER MILL BUILDING sits on the banks of the River Stour nestling on the Essex Suffolk borders in the picturesque Dedham Vale, an area of outstanding natural beauty. With many original features the sympathetically restored and converted building offers charm in abundance. The gated development has a complementary mix of apartments and houses with communal outside spaces alongside the riverbank, and benefits from the adjoining Meadow. There is space to keep your small watercraft as well as an allocated parking space, bike store, private garden areas and boat launching facilities. Dedham is surrounded by picturesque countryside walks and offers a variety of local shopping, recreational and well renowned restaurants. The property is offered with no onward chain. the property has been beautifully updated and by it's current owners including tiled floors throughout with independantly and thermostatically controlled underfloor heating and sensor lighting.

Communal Entrance:

Communal glazed entrance door with intercom system accessing the beautifully kept reception hall with stairs and lift leading to each floor and accessing:

Reception Hall:



Housing airing cupboard cylinder with immersion heater, door to:

Open Plan Kitchen:

10'8" x 7'6" (3.27 x 2.30)

A beautifully fitted kitchen with white gloss fronted units with contrasting grey work surfaces with a range of drawer and storage units beneath and eye level storage units with mood lighting beneath, inset induction ceramic electric hob with extractor, Neff eye level oven, integrated dishwasher, integrated separate fridge and freezer, integrated washing machine, inset 'workstation' sink with slide cover, inset downlighters, double glazed window to front, tiled underfloor heating.

Lounge:

14'7" x 11'9" (4.45 x 3.60)



Dual aspect double glazed sash style windows to front and side, tiled underfloor heating. Inset down lighters.

Bedroom One:

14'9" x 8'5" (4.52 x 2.58)



Double glazed sash window to side aspect, tiled floor heating, inset downlighters.

Bedroom Two:

11'0" x 8'9" (3.37 x 2.68)



Double glazed sash window to front, tiled underfloor heating, inset downlighters.

Shower Room:

6'11" x 5'1" (2.13 x 1.57)



Beautifully fitted three piece suite comprising of walk in mirror fronted tiled shower cubicle, W.C. silver basin with integrated mixer wall tap, tiling to walls, tiled underfloor heating, extractor.

Parking:



To the front and side of the property are the parking areas with one allocated space.

Boat storage:



To the rear of the building there is a storage area with jetty where non-powered craft can be stored and launched.

Meadow:



To the side of the building there is a partially owned, private maintained grass meadow that residents have access to with tree shaded areas and mown borders.

Outside Communal areas:



Dedham Mill has a separate refuse area and bike store located to the left hand side of the electrically operated entrance gates. To the side are drying areas and separate seating/dining areas, one being located adjacent to the meadow and one on the river bank.

Lease:

Lease Length: 161 Years
Service Charge: £3600.00 P.A.
Ground Rent: £0.00
Council Tax: 'C'

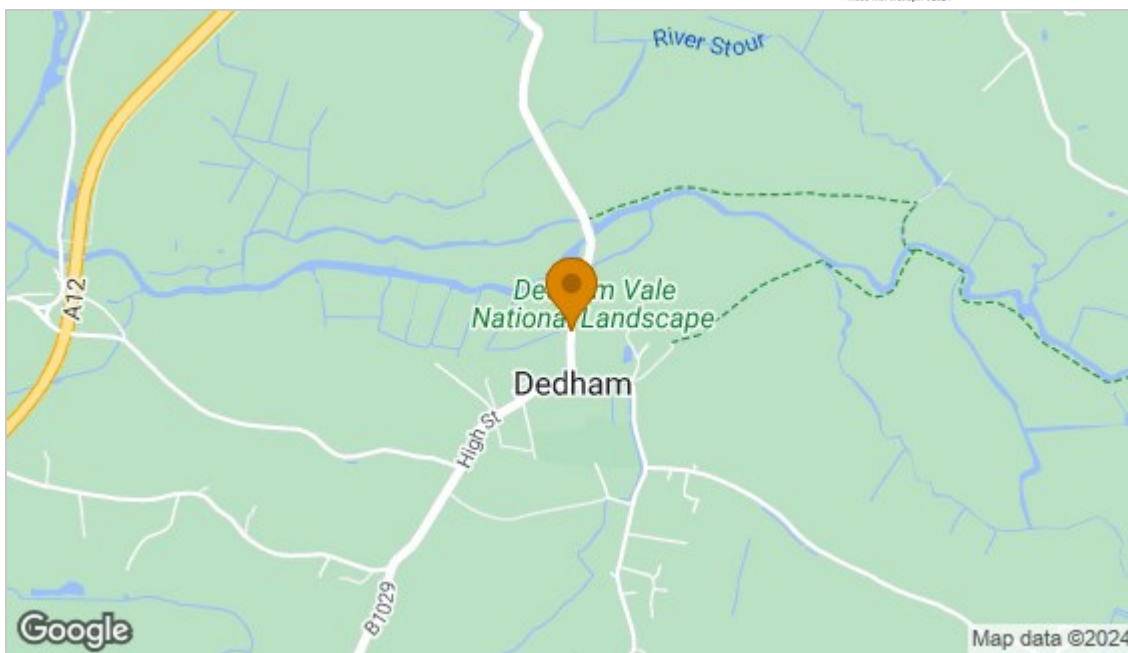
Disclaimer:

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.

FIRST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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