

oakheart



£300,000

Guide Price
Berechurch Hall Road, Colchester

Guide Price: £300,000 - £325,000.

Discover this recently renovated and modernised two-bedroom, two-bathroom luxury ground-floor apartment nestled within 10 acres of enchanting woodland. Situated in the prestigious 'Berechurch Hall' apartments, this property offers convenient access to Colchester City Centre and excellent transport links.

Enter through a generous hallway that doubles as a dining room, featuring a large double-door storage cupboard. The recently fitted modern kitchen offers abundant worktop space, ample cupboard storage, and integrated appliances. The stunning, large redecorated living room, complete with a bay window, provides an inviting space filled with natural light. The spacious principal bedroom boasts full-length built-in wardrobes and a modernised en-suite with a large walk-in shower, wash basin, and WC. The large double second bedroom offers ample space and comfort, while the well-appointed three-piece family bathroom suite adds convenience.

Throughout the property, you will find newly fitted double glazed windows & radiators.

Local builders Vaughan & Blyth commenced the construction of Berechurch Hall in 1985 on 10 acres of grounds comprising lawns and woodland, approached through a pair of brick pillars on a sweeping drive which leads to the front of the Hall and ends at the visitors car park. The property, which has red brick cavity wall insulation to the bays, comprises 24 self-contained luxury apartments over three floors and has secure underground parking with electric vehicle charge points, reached by a spur from the drive. Also boasting a lift and stairs to all floors.



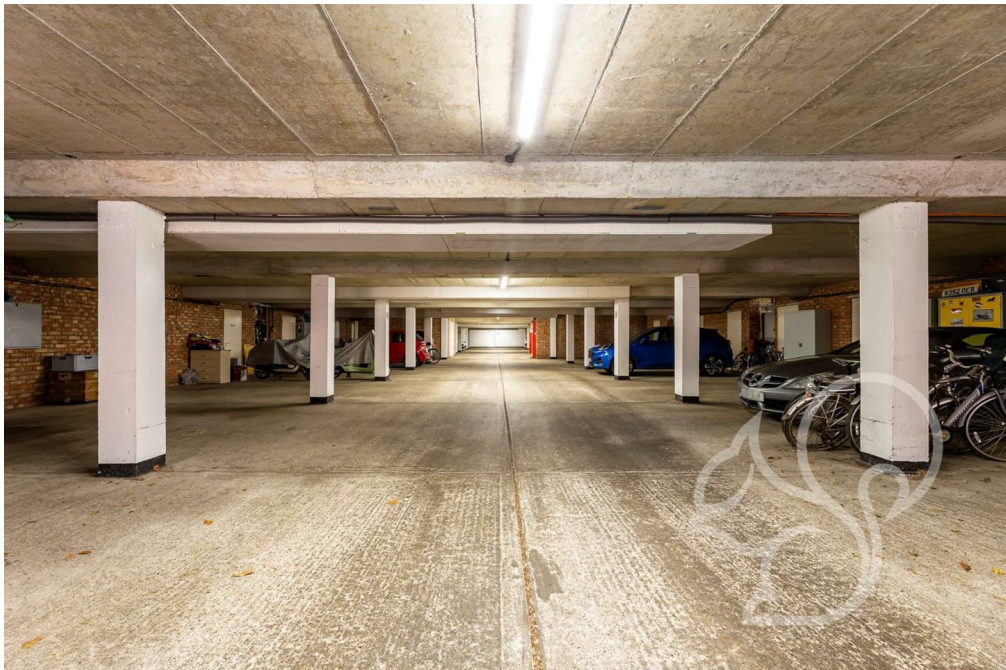




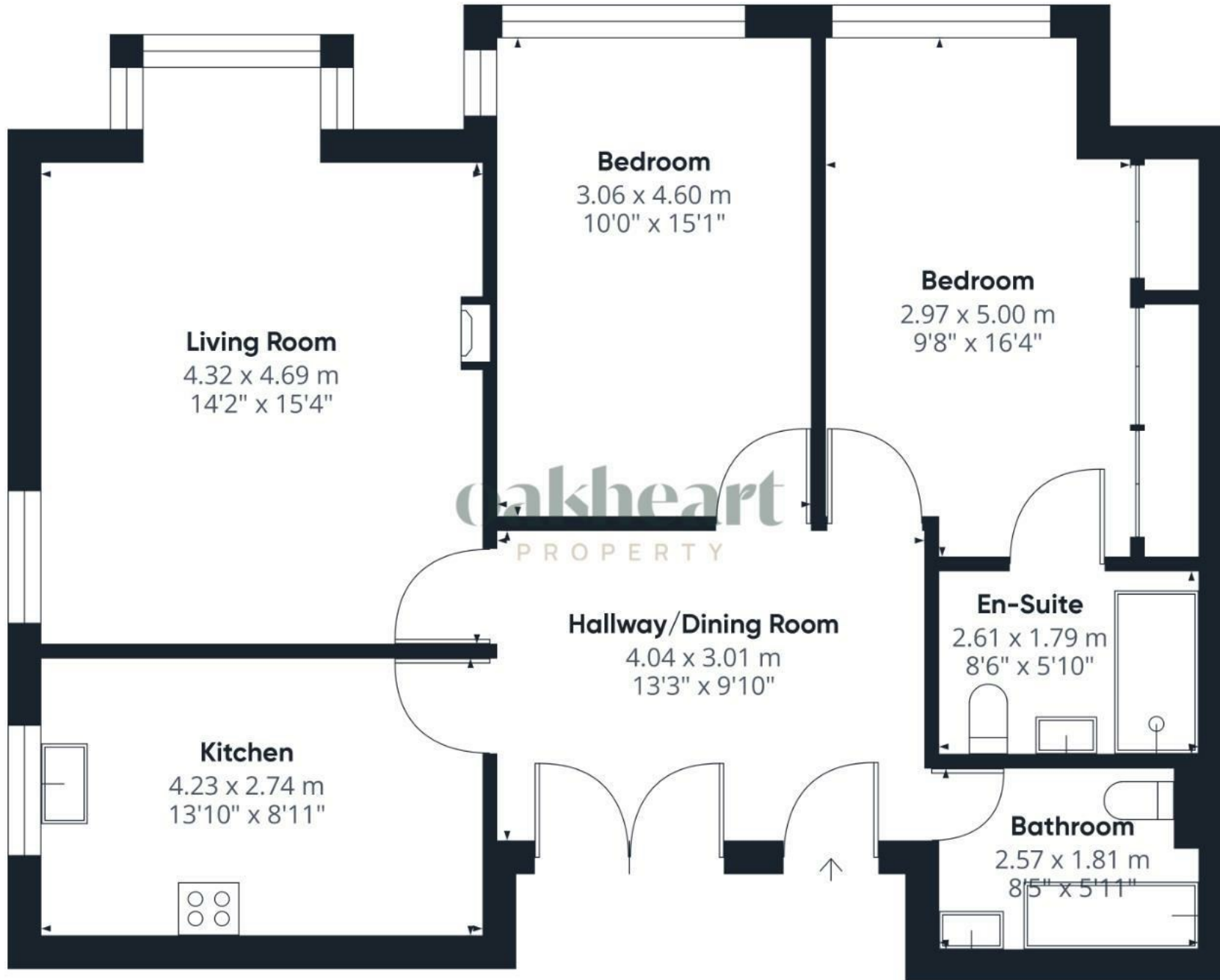












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PROPERTY

Approximate total area⁽¹⁾
86.34 m²
929.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
D



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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