

oakheart



£375,000

Guide Price  
Hamilton Place, Clarendon Way,  
Colchester



Guide Price: £375,000 - £400,000.

This exquisite three-bedroom ground floor luxury apartment with private gardens, located in the prestigious Hamilton Place block in Colchester, offers a perfect blend of modern living and convenience, just a short walk from Colchester's North Station.

Upon entering, you are welcomed into a spacious entrance hall that leads to an impressive open-plan kitchen, dining, and living area. The kitchen is fitted to the highest standards, featuring integrated appliances and a stylish breakfast bar that divides the space, making

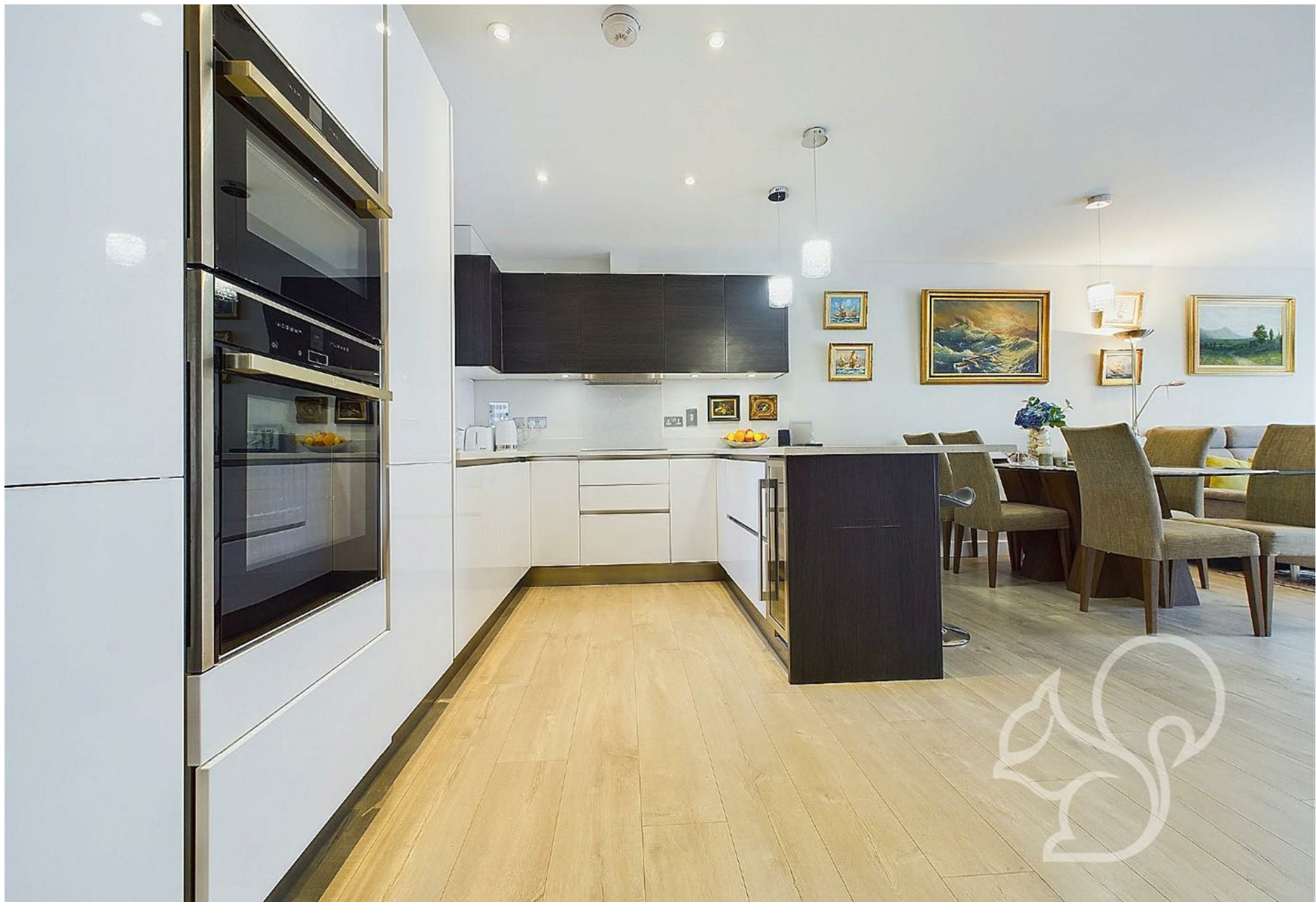
it ideal for both entertaining and everyday living. Large doors from the living area open onto a private garden, seamlessly blending indoor and outdoor spaces.

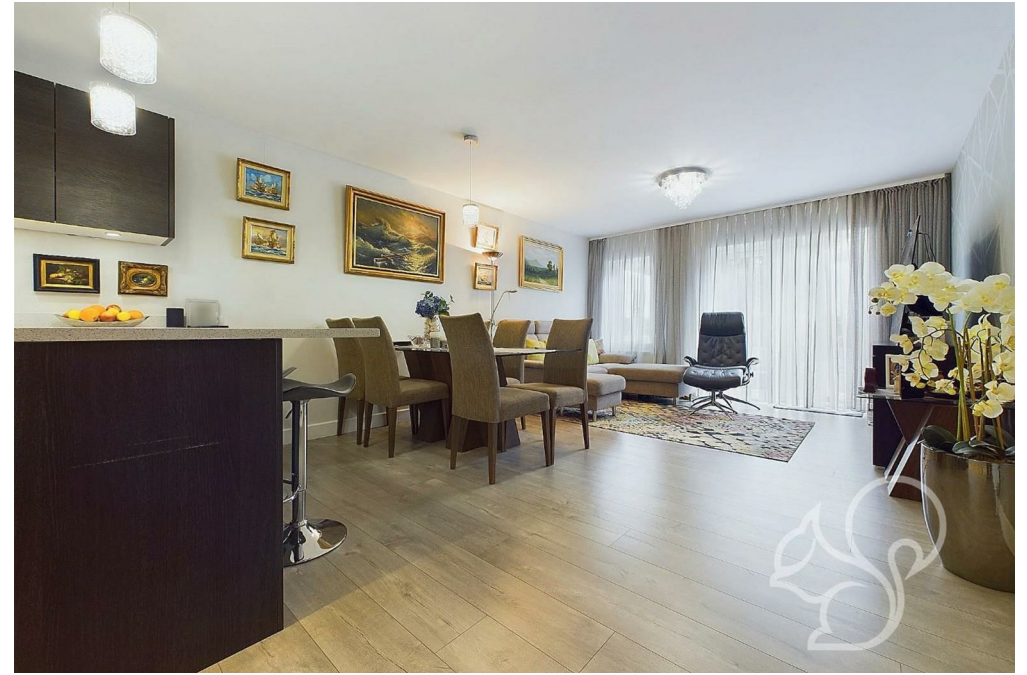
The apartment boasts three generously sized double bedrooms, each finished and styled with elegance. The principal bedroom includes a luxurious ensuite shower room equipped with high-end fixtures and fittings, providing a private retreat. A further family bathroom completes the interior, ensuring ample facilities for residents and guests alike.

Externally, the apartment features a private garden and terrace that wraps around the entire unit, accessible from the living room, principal bedroom, and second bedroom, offering a tranquil outdoor space for relaxation. Additionally, residents can enjoy access to a private communal garden shared among a select number of apartments, as well as a larger communal garden available to all residents.

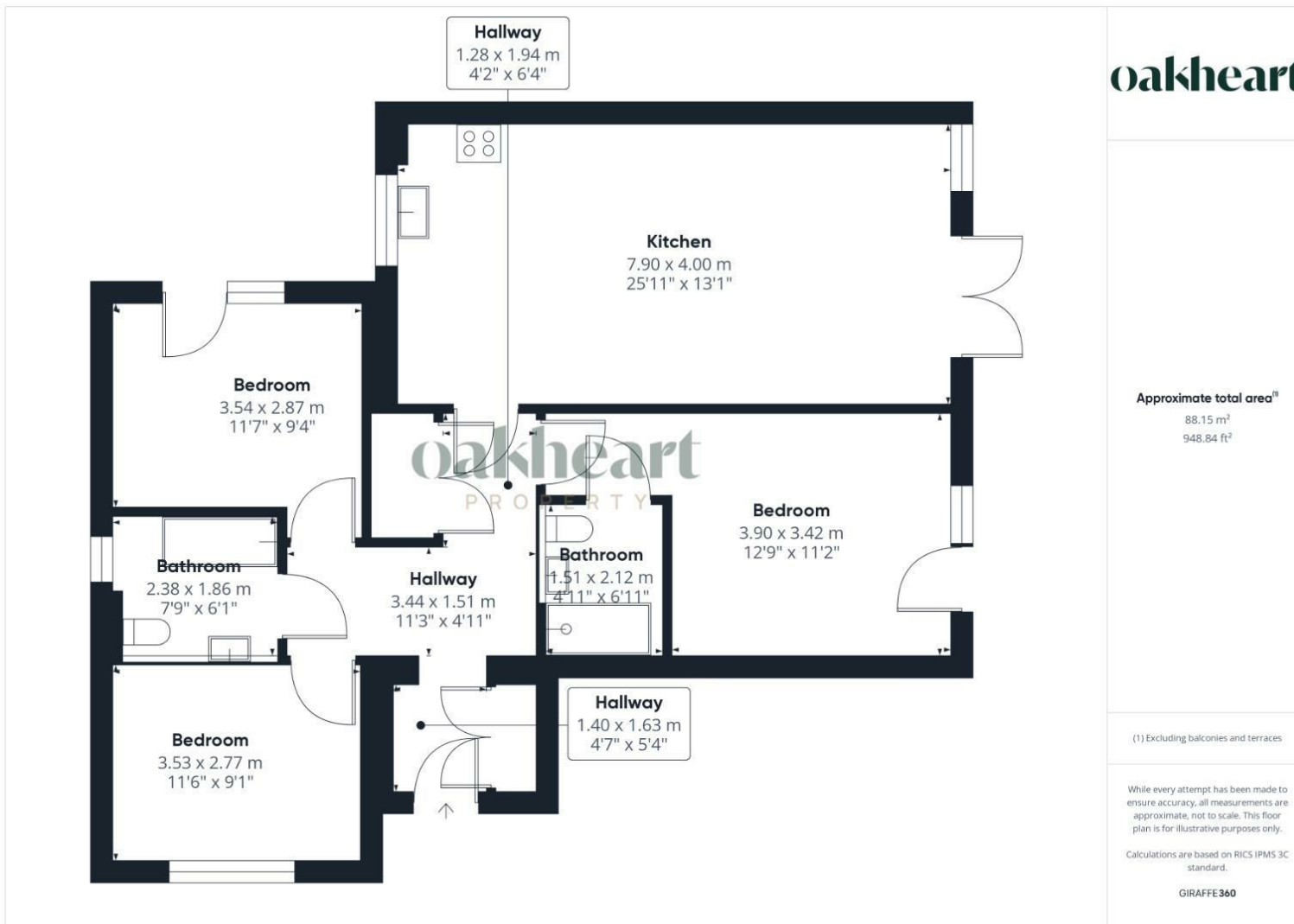
For added convenience, the property includes two allocated parking spaces and an external lockable storage area, making it an ideal choice for those seeking a luxurious lifestyle in a prime location.












**Local Authority:**  
Colchester

**Tenure:**  
Leasehold

**Council Tax Band:**  
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.