

oakheart

£325,000

Offers In Excess Of
Captain Gardens, Colchester

Guide Price: £325,000 - £350,000.

Welcome to Brigadier House, a stunning transformation of a former officers' mess dating back to 1904 into a collection of luxury apartments and mews houses. This exquisite two-bedroom, two-bathroom mews house boasts two enclosed courtyard gardens, offering the perfect blend of historical charm and modern living. The property benefits from no onward chain.

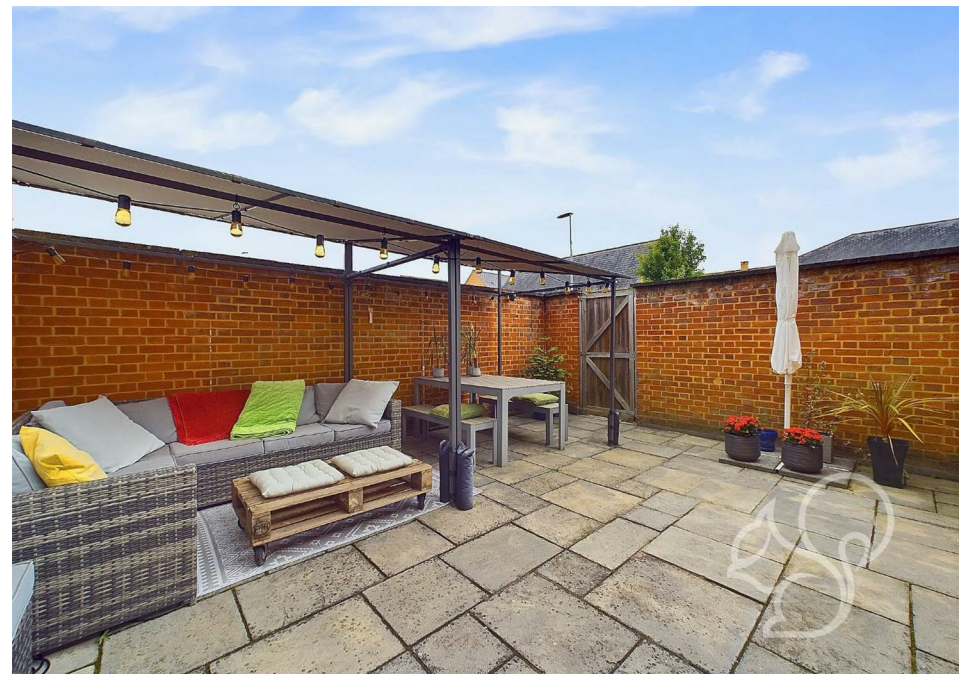
With 10ft high ceilings and underfloor heating throughout, the property offers an enhanced sense of space and comfort. Upon entering the ground floor, you are greeted by a welcoming and spacious entrance hall leading to a convenient WC. The modern open plan kitchen, dining, and living area provide a seamless space perfect for entertaining and daily living. This area opens onto two separate courtyard gardens: a private sun trap, ideal for basking in the sunshine, and a sheltered seating area with front access, offering a cosy retreat for relaxation and social gatherings.

The first floor is home to two double bedrooms. The master bedroom features a large luxury en-suite for ultimate comfort and privacy, while the second bedroom offers great views over the park, creating a serene atmosphere. Additionally, there is a spacious family bathroom elegantly designed for convenience and style.

Located in close proximity to the popular Abbey Fields, the property enjoys easy access to this beloved green space. Colchester town centre, with its variety of shops, restaurants, and amenities, is just a short walk away. For commuters, Colchester Town Station provides convenient links to London Liverpool Street.

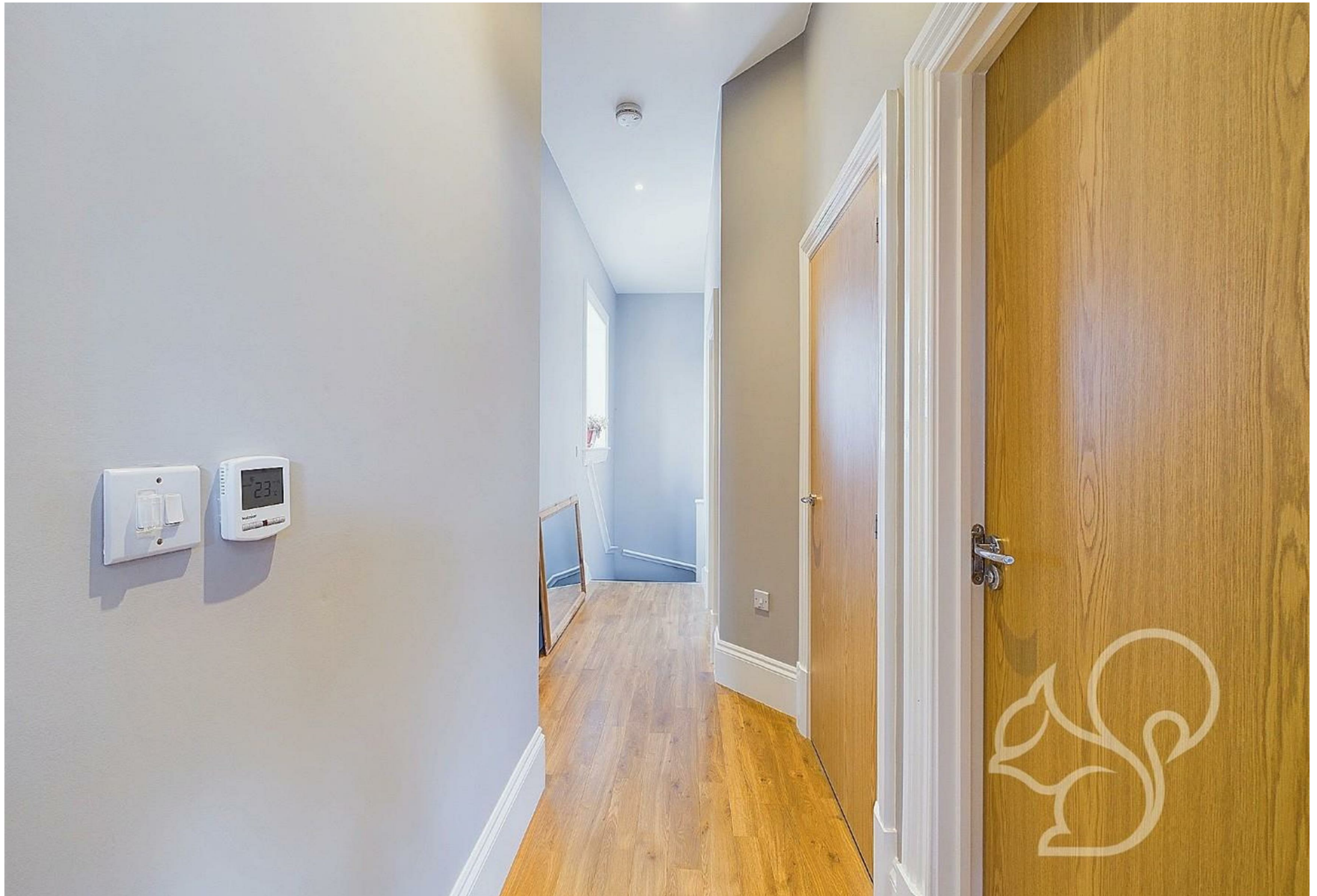
Externally, the property features two allocated parking spaces for hassle-free parking and a communal garden with a BBQ patio area, perfect for outdoor enjoyment and socialising.

Agents Note: Buildings insurance is included as part of the service charge.



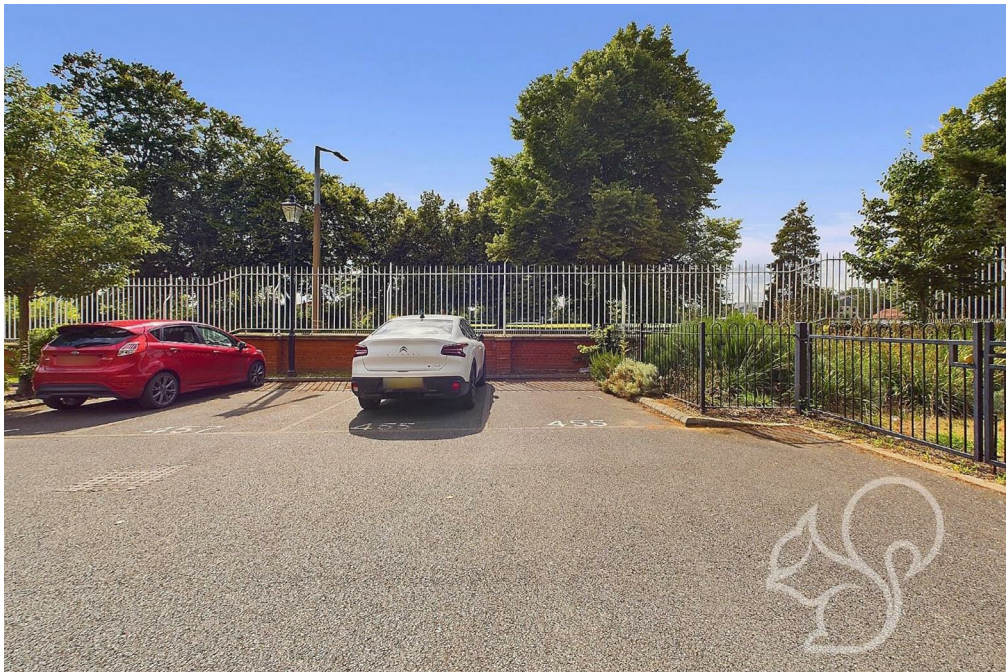








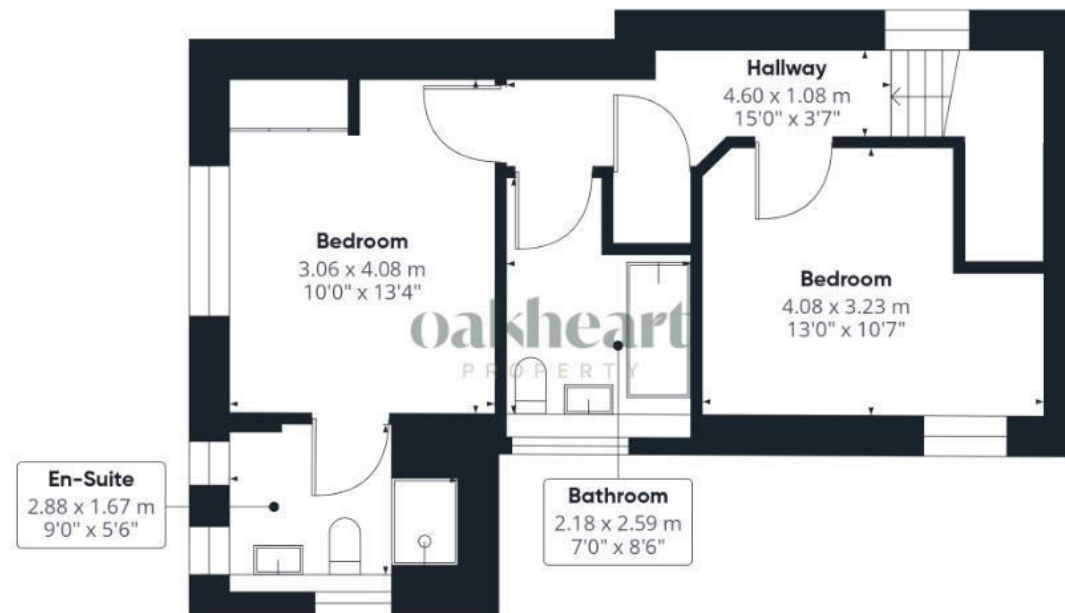








Ground Floor



Floor 1

Approximate total area⁽¹⁾

82.5 m²
888 ft²

(1) Excluding balconies and terraces

GIRAFFE360


Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
D



Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>73</p>	<p>73</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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