



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

17 ELM ESTATE, EAST BERGHOLT  
COLCHESTER, SUFFOLK, CO7 6SH  
ASKING PRICE OF £180,000







## INTRODUCTION

This spacious two-bedroom top-floor apartment in the sought-after village of East Bergholt offers an excellent opportunity for a purchaser to live within walking distance of all village amenities, local walks, pubs, and cafés. The property is presented to a good standard throughout, benefiting from a new heating system and a balcony with views over East Bergholt. We highly recommend a viewing.

## INFORMATION

Conveniently situated in the centre of the village, within a short walk of local facilities, this flat enjoys south-west facing views over the village from a spacious balcony. It also benefits from a secure ground-floor storage unit, perfect for bikes or keeping belongings neatly out of the way.





## EAST BERGHOLT

Has the benefit of a good range of local facilities, including a newly opened large Co-op with a Post Office, chemist, GP surgery, and medical centre. The village also benefits from parish and congregational churches, as well as many local associations.

The village provides excellent educational facilities, from pre-school and primary school to high school, with access to sixth-form colleges in Colchester and Ipswich. There are also several private schools in nearby villages throughout the area, all with great reputations.



East Bergholt also offers ideal transport links, being only a few minutes' drive to the A12, which connects to the M25 towards London and the A14 to the North. Stansted Airport is easily accessible, being approximately an hour's journey by car. Direct National Express buses also operate from both Ipswich and Colchester. There is a mainline railway station in Manningtree, with a journey time of around one hour to London Liverpool Street.

There is a wide range of pubs, restaurants, and cafés in the village offering a variety of food and drink. The Red Lion pub has been taken over by the Chestnut Group, offering a selection of drinks and food, from breakfast to pizzas and pub classics. Across the road is Gaia, a Latin-influenced café serving a selection of exciting dishes with diverse flavours. It offers several tables, including a courtyard at the back - a lovely spot for a coffee. Further up the road, you will find the Hare & Hounds and The Carriers Arms, two traditional, cosy pubs with excellent food and a fine selection of classic ales.



The village benefits from a wide range of activities in and around the area. East Bergholt Playing Field is home to the village's football club, cricket club, bowls green, and tennis courts. Nearby, you can find Constable Park – Café & Water Sports, where kayaks, canoes, and paddleboards can be hired. Live Fit Gym is also just five minutes away in Manningtree.



The village is famous for its historical connection to John Constable RA, and the landscape he painted remains largely unchanged to this day. From the village, there are numerous footpaths providing direct access into this Area of Outstanding Natural Beauty.





## SERVICES

- Mains water, electric and drainage are connected to the property
- Heating via modern high retention electric storage heaters installed in January 2025
- Local Babergh District Council Contact - 0300 123 4000
- Council Tax Band – A
- Energy Performance Rating – C
- Lease length 125 years with 112 years remaining
- Ground Rent £10 p/a
- Maintenance charge between £200 - £500 p/a

## DIRECTIONS

From the centre of the village, head along Gaston Street, away from the church and towards the B1070. After about half a mile, take the first left onto Elm Road. Once on Elm Road, take the first right onto Elm Estate and follow the road around to the left. The apartment block will be on the left-hand side.

## AGENCY NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

## ACCOMMODATION

Over a top floor apartment, 67 square meters in total

## ENTRANCE

via secure door from the communal landing into the:

## HALLWAY

12' 05" x 3' 10" (3.78m x 1.17m) doors to all bedrooms, large storage/ coats cupboard to side and cupboard containing the immersion heated cylinder.

## BEDROOM ONE

13' 05" x 11' 10" (4.09m x 3.61m) window to the side, built in wardrobes, modern electric storage heater, ample room for a double bed with sideboards and drawers.

## BEDROOM TWO

10' 03" x 6' 11" (3.12m x 2.11m) window to side, modern electric storage heater





#### **BATHROOM**

7' 03" x 4' 05" (2.21m x 1.35m) window to the side, this well appointed bathroom has tiled walls to ceiling height and a tiled floor, inset jacuzzi bath to the side with electric power shower over. Circular sink unit with tap over, heated towel rail, recessed ceiling lights and modern automatic extractor fan.

#### **KITCHEN**

11' 09" x 7' 04" (3.58m x 2.24m) windows to the side and front, ample wall and base units to three sides providing great storage space and work surface, inset sink unit, electric oven with induction hobs and extractor above, space for washing machine, fridge/ freezer, tumble dryer and slimline dishwasher.

#### **RECEPTION ROOM**

14' 09" x 11' 09" (4.5m x 3.58m) window to the front overlooking the estate and full width windows looking out over the balcony, letting in an abundance of natural light. Wooden flooring, electric storage heater, tv and internet point. Double glazed door out to the:

#### **BALCONY**

11' 09" x 4' 05" (3.58m x 1.35m) overlooking the village of East Bergholt, this is a great space for sitting in the evening and catching the afternoon and evening sun from the south west facing balcony. With ample space for outdoor furniture and a table with chairs, this is a great additional space for the apartment.

#### **STORE**

6' 10" x 5' 04" (2.08m x 1.63m) found in the communal area passed the stairs, several numbered stores can be found dedicated to each apartment. This is a great space to store belongings, bikes or boxes out of the flat in a lockable private space.

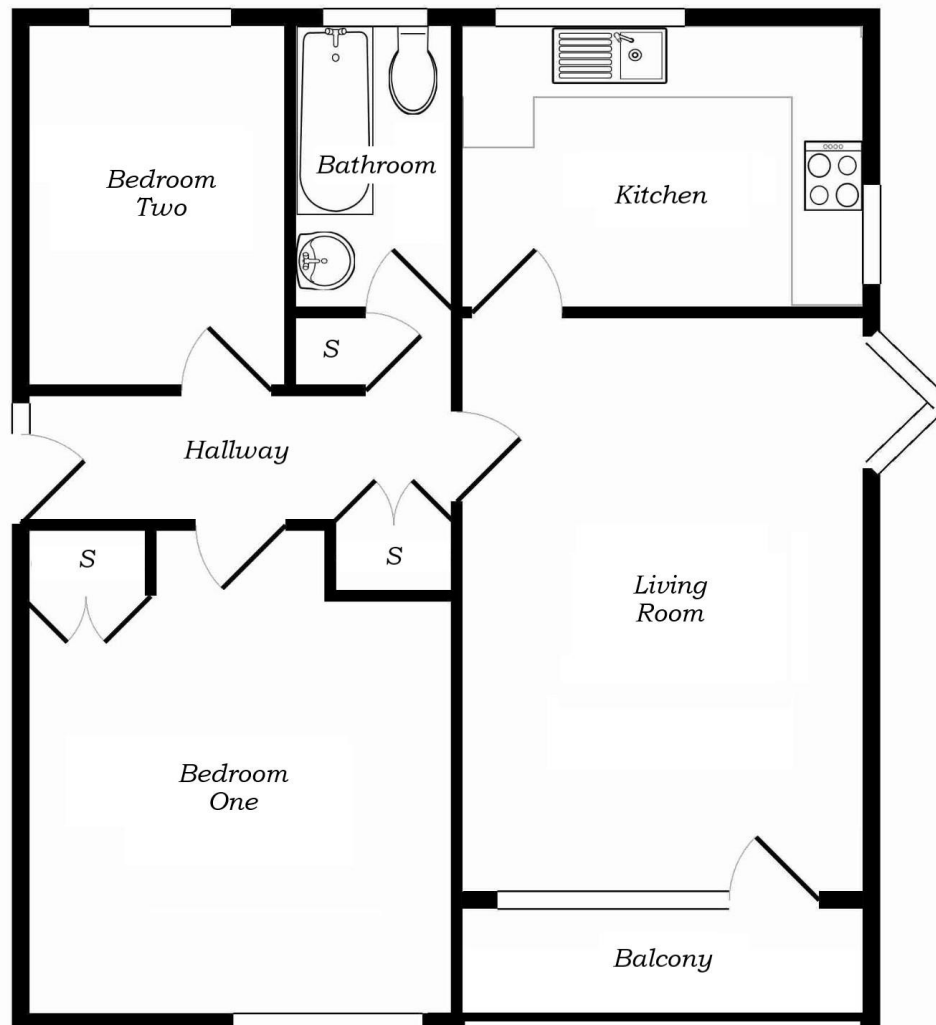
#### **OWNERS NOTE**

We've absolutely loved living here! I bought the flat in January 2023, and it's been a wonderful home for us and our two-year-old son. We'd happily stay, but we're now hoping to buy somewhere together, ideally a bit closer to our work. We have written a small document highlighting why we've loved living here, contact the Estate Agents for the full document.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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Agents Note: Whilst every care has been taken to prepare these sales 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 and potential buyers are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

