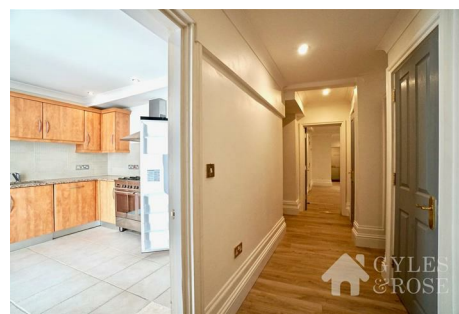




East Hill, Colchester

Occupying a prominent position on Colchester's East Hill, this 2 bedroom, 3 bathroom apartment is both spacious and bursting with character. Approaching the property, it is impossible to not be stunned by the grandeur of the building and its impressive location. A short stroll away, you will find Colchester's town centre, the mainline railway with links to London in less than an hour, an array of fantastic schooling, including both of Colchester's grammar schools and the many delights that the Essex countryside has to offer.

The apartment itself boasts a majestic sitting room with high ceilings c3.5m, a modern kitchen and ample living space, including an impressive cinema room. This apartment extends to c2,200 square foot. There is off street parking and the apartment also benefits from its own private courtyard garden. A viewing is highly recommended to truly appreciate what this home has to offer.

Guide price £350,000

East Hill

Colchester, CO1



- Spacious duplex apartment
- Private garden
- Excellent transport links
- Guide Price £350,000 - £375,000
- Central location
- Communal garden
- Period home
- Parking
- Close to castle park
- High ceilings

Kitchen
11'6" x 9'11" (3.53 x 3.03)
A contemporary kitchen with modern integrated appliances including a gas hob and electric oven and tiled flooring.

Conservatory
15'2" x 6'6" (4.63 x 2)
Currently being used as a dining space, this room leads directly off the kitchen and opens up onto a private courtyard garden.

Living Room
18'6" x 13'6" (5.64 x 4.14)
The living room is spacious, with high ceilings and has been tastefully decorated. It is flooded with natural light from a large sash windows that overlook Colchester's East Hill. This room provides the perfect space to entertain family and friends or to unwind at the end of a busy day.

Principle Bedroom
11'7" x 13'10" (3.54 x 4.22)
A generously sized principal bedroom which is flooded in natural light from the two windows at the front of the property. The room also benefits from access to an ensuite bathroom.

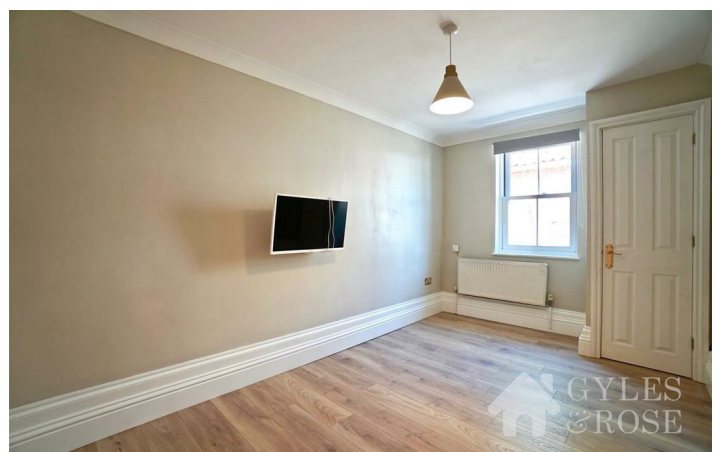
Ensuite
5'4" x 7'3" (1.63 x 2.23)
The ensuite bathroom comprises shower, low level WC and basin.

Second Bedroom
8'0" x 15'2" (2.46 x 4.63)
A generously sized double bedroom with ample natural light and inbuilt storage.

Bathroom
5'4" x 11'7" (1.63 x 3.54)
A spacious and extremely well presented bathroom comprising walk in shower, bath, low level WC and basin.

Cinema Room
12'9" x 19'1" (3.89 x 5.83)
This impressive space is currently being use as a home cinema room. This provides perhaps the perfect space to unwind or spend a cosy Sunday.

Office
8'2" x 10'0" (2.51 x 3.06)
Downstairs there is further ample living space. This room would make the perfect working from home office space.



Floor Plan



TOTAL FLOOR AREA : 1903 sq.ft. (176.8 sq.m.) approx.

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

Energy Source	Current Rating	Potential Rating
Very energy efficient - lower running costs		
Gas plus A		
(81-91) B		
(69-80) C		
(54-68) D	77	79
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Energy Source	Current Rating	Potential Rating
Very environmentally friendly - lower CO ₂ emissions		
Gas plus A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

The North Colchester Business Centre, 340 The Crescent, Colchester, Essex, CO4 9AD
Tel: 01206 656 556 Email: sales@gylesandrose.co.uk www.gylesandrose.co.uk