

oakheart

£325,000

Guide Price

High Street, Kelvedon, Colchester

Guide Price: £325,000 - £350,000 A beautifully renovated two-bedroom duplex apartment, forming part of the highly sought-after Brimpton Mews development in the heart of Kelvedon. Combining contemporary finishes with attractive period character, this unique home offers stylish, light-filled accommodation arranged over two floors.

Upon entering, you are welcomed by a versatile ground floor room—perfectly suited as a home office, snug, studio or additional reception space—ideal for modern, flexible living.

The main living accommodation occupies the upper level, where impressive high ceilings and elegant sash windows create a wonderful sense of space and natural light. The open-plan layout has been thoughtfully designed to seamlessly connect the living,

dining and kitchen areas, making it perfect for both everyday living and entertaining.

The newly fitted kitchen is finished to a high specification, complete with integrated appliances including a washing machine, dishwasher and fridge/freezer, offering both style and practicality.

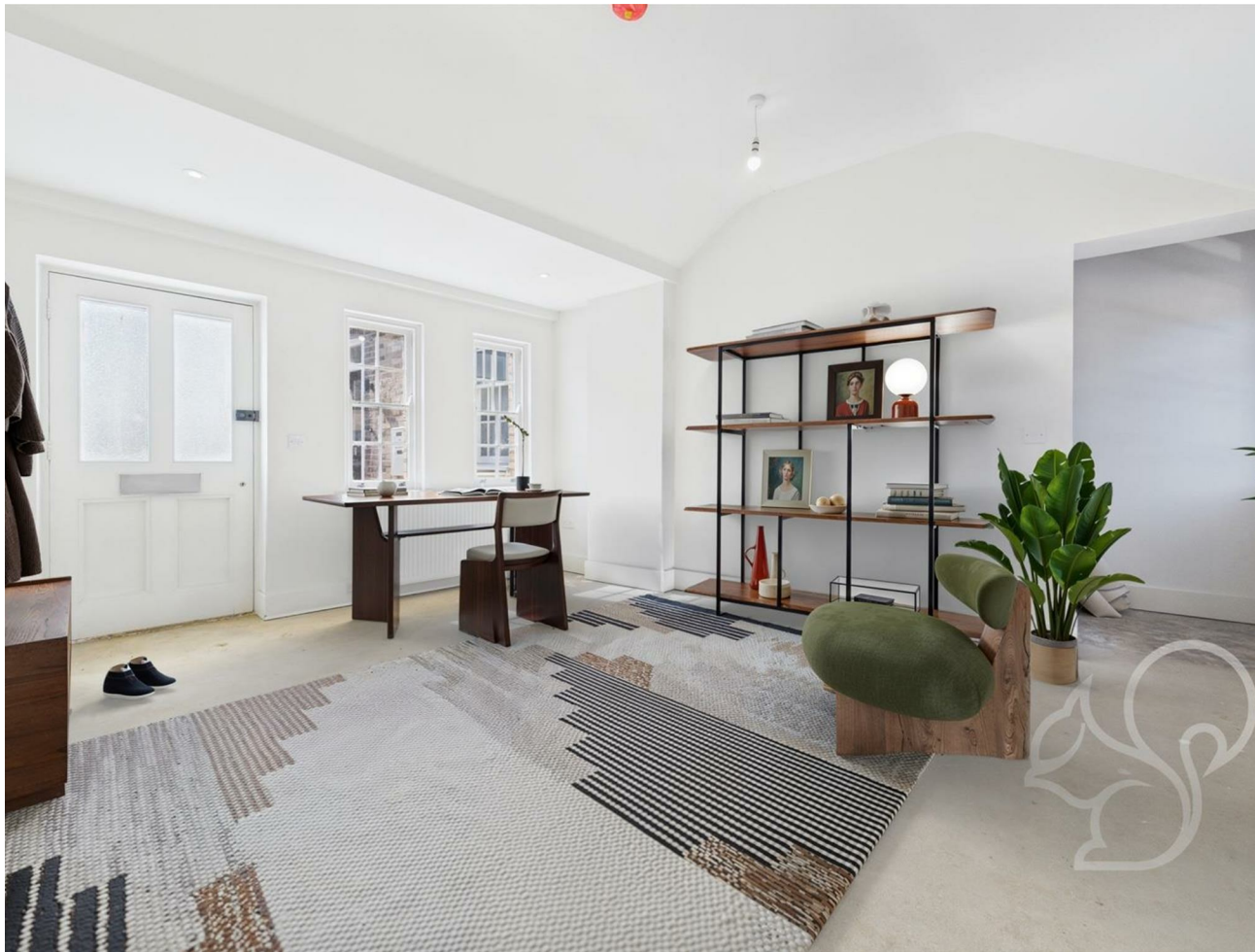
The principal bedroom enjoys a contemporary en suite shower room, finished with sleek, modern fittings. A well-proportioned second bedroom provides excellent flexibility for guests, a dressing room or home working. A stylish family bathroom, complete with bath and shower over, completes the accommodation.

Externally, the property benefits from two allocated parking spaces and the added

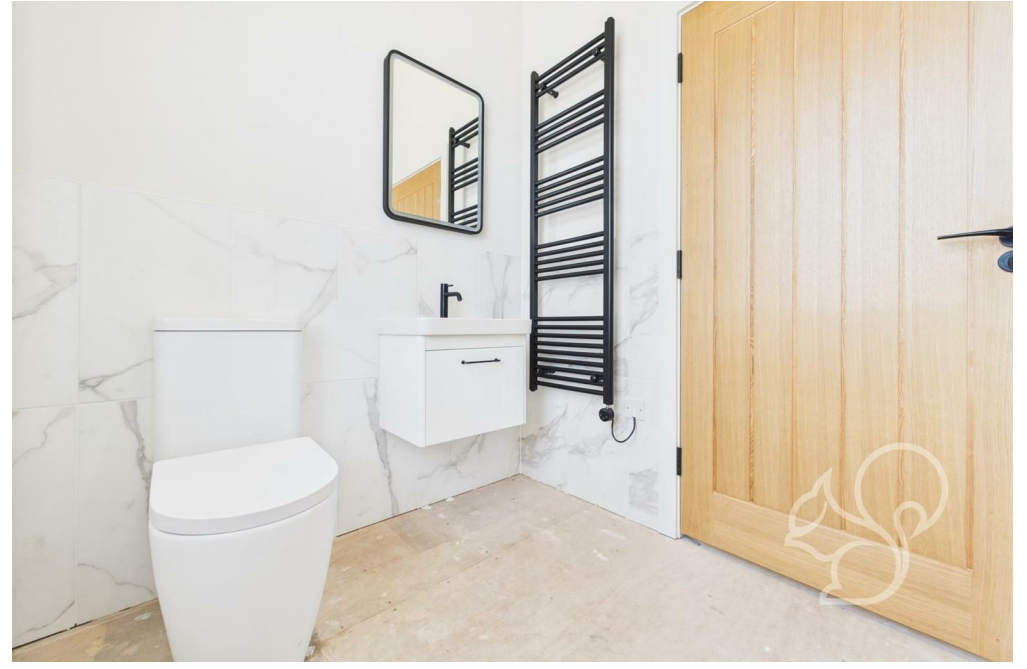
advantage of an electric vehicle charging point—an increasingly desirable feature.

Ideally positioned within easy reach of Kelvedon's mainline station, offering direct services to London Liverpool Street, as well as a range of local shops and amenities, this exceptional home is perfectly suited to professionals, commuters and downsizers seeking low-maintenance living in a well-connected village setting.

Please note: Images have been virtually staged for illustrative purposes. Flooring will be installed prior to completion.

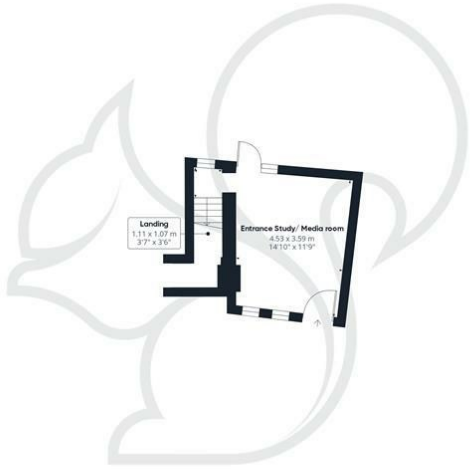




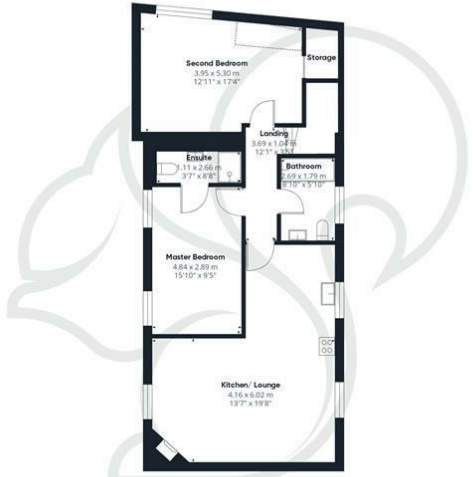




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Ground Floor



Floor 1

Approximate total area^m
 102.3 m²
 1102 ft²

Reduced headroom
 1.6 m²
 17 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Tenure:
 Share of Freehold

Council Tax Band:
 New Build

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(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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