

oakheart

£425,000

Guide Price

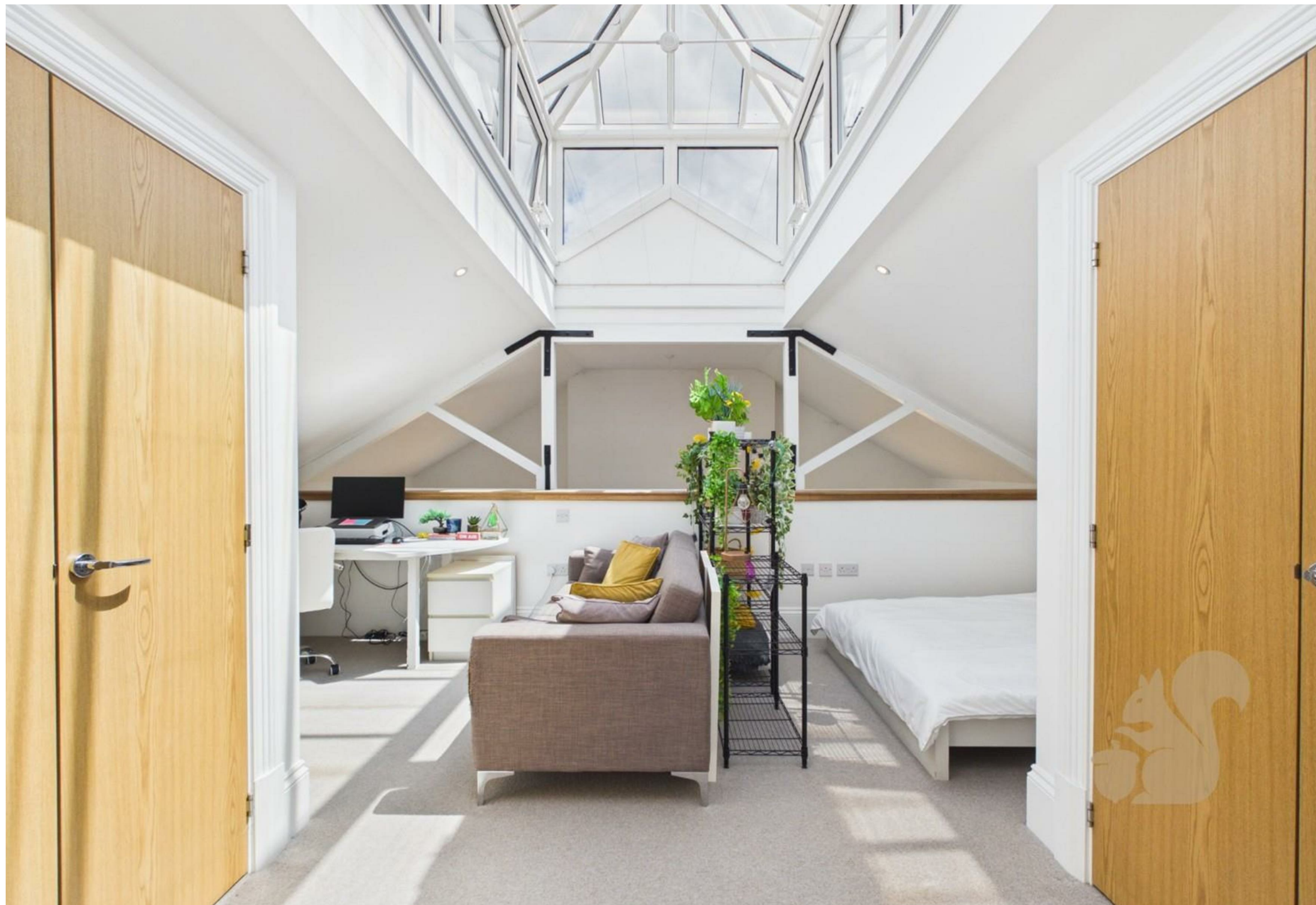
Captain Gardens, Colchester



An exquisite and truly one of a kind three bedroom, two bathroom duplex apartment, forming part of the prestigious Brigadier House and offering just under 1,500 sq ft of beautifully presented internal accommodation. With direct access to the communal gardens, two private allocated parking spaces and a highly private position, this exceptional home offers a rare blend of character, quality and convenience, all within close proximity of Abbey Fields,

Colchester City Centre and Colchester Town Station, providing rail links into London Liverpool Street.











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GLA[®]
134.4 m²
1446.64 ft²

Total
134.4 m²
1446.64 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft
are excluded

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

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