



East Hill, Colchester

Guide Price **£350,000**

Investment Opportunity 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.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 4

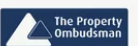
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Tenure: Share of Freehold / **Property Type:** Apartment

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

Investment Opportunity

Further Information

125 Year Lease from 12th January 2005

Service Charge Approx £1,728pa

Ground Rent £0

Council Tax - Colchester Band E

Construction - Brick

Conservation Area - Colchester Area 1

Mains Water, Gas, Electric and Sewerage

Grade 2 Listed: Large 1817-1818 house with elaborate detail to stucco front. Built for the Reverend John Saville 2 storeys, attics, and basement, the roof of slates. 5-window range of double hung sashes with glazing bars, the upper storey windows with moulded cornice, consoles and enriched frieze the central window a group of 3 with pediment head; the ground floor windows have arched heads decorated with plaster wreaths. Very large Greek Doric porch with columns in pairs, approached by a flight of steps.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

LOWER GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

GROUND FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



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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