

oakheart

£325,000

Guide Price

High Street, Kelvedon, Colchester

Guide Price £325,000 to £350,000

Positioned within the highly desirable Brimpton Mews development in the centre of Kelvedon, this stunning two bedroom duplex apartment has been beautifully renovated to create a stylish and characterful home, perfectly blending contemporary finishes with charming period features. Offering spacious and versatile accommodation across two floors, this exceptional property is ideal for professionals, commuters, downsizers or anyone seeking something truly unique.

Upon entering, you are welcomed by a versatile ground floor reception room which lends itself perfectly as a home office, snug, creative studio or additional sitting room, providing excellent flexibility for modern living.

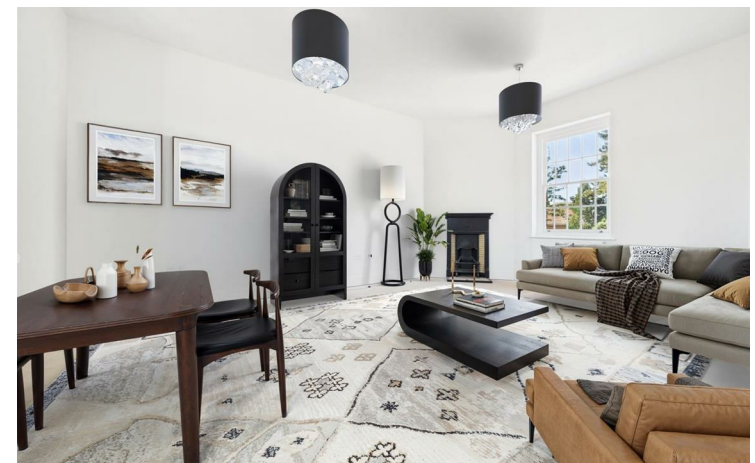
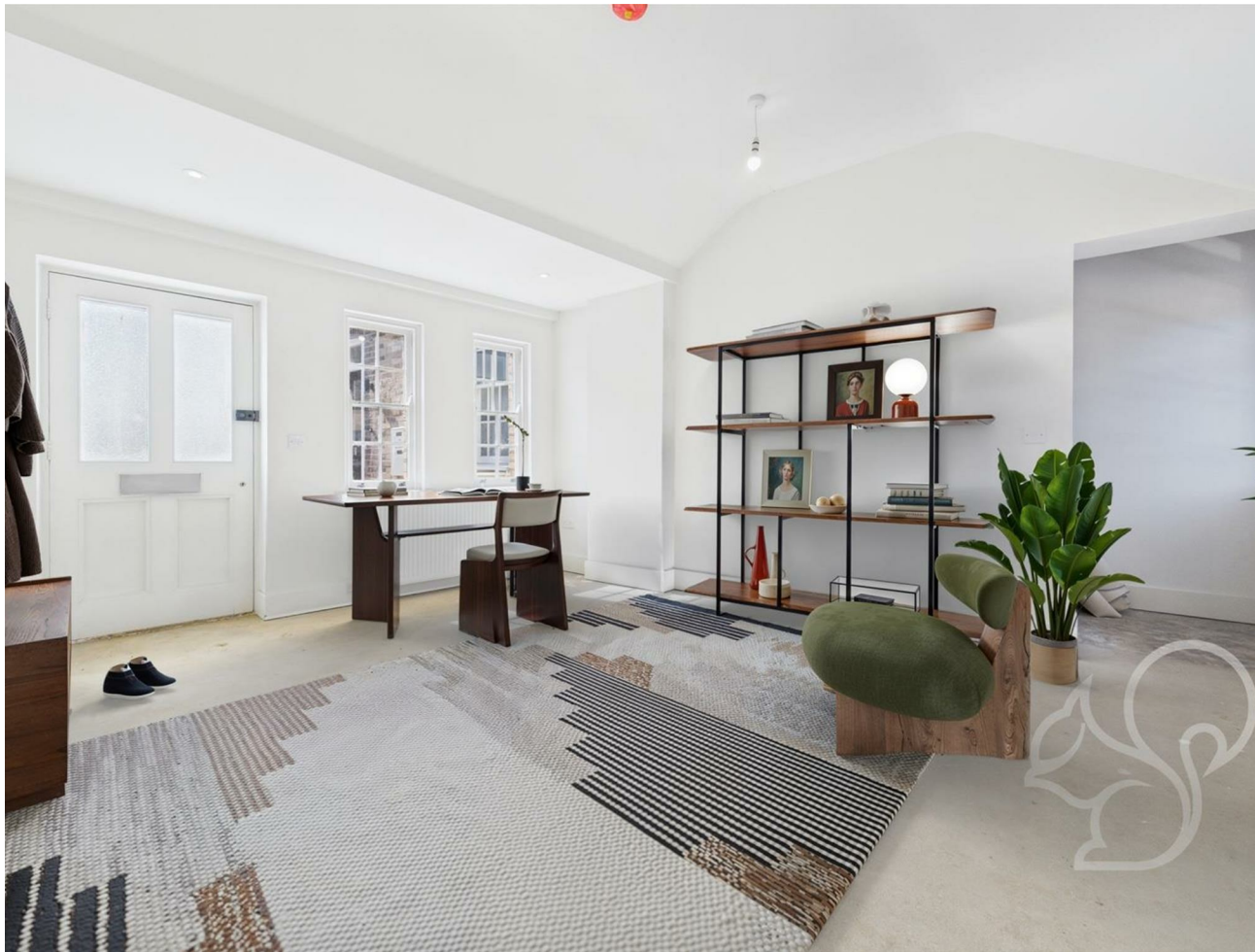
The main accommodation occupies the upper floor where the property truly comes to life. Impressive high ceilings and elegant sash windows flood the space with natural light, enhancing the sense of openness throughout the beautifully designed open plan living area. The seamless flow between the kitchen, dining and lounge spaces creates a sociable and inviting environment, equally suited to relaxing evenings or entertaining guests.

The newly installed kitchen has been finished to an excellent standard with a sleek contemporary design and a range of integrated appliances including a washing machine, dishwasher and fridge freezer, combining practicality with style.

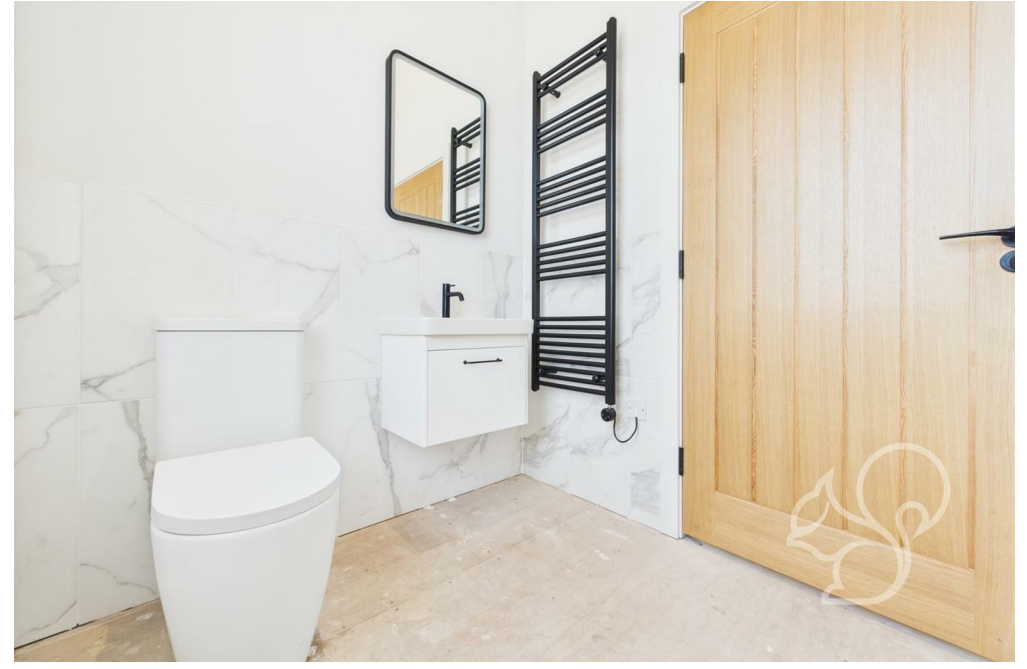
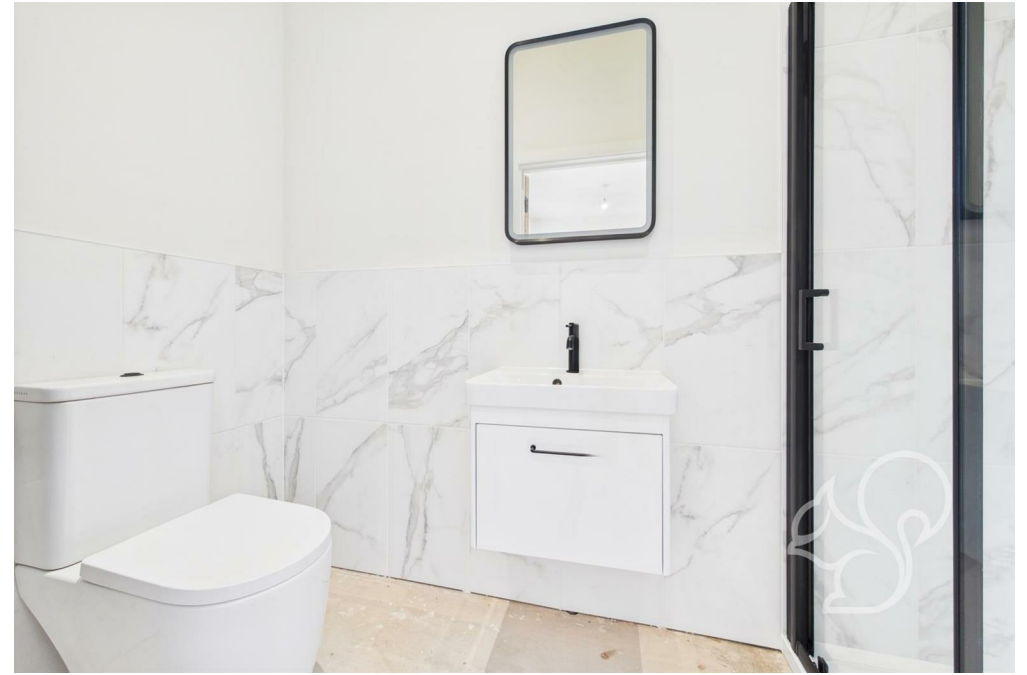
The generous principal bedroom benefits from a beautifully appointed en suite shower

room featuring modern fittings and a luxurious finish. A second well proportioned bedroom offers further versatility and could equally serve as a guest room, dressing room or dedicated workspace. Completing the accommodation is an elegant family bathroom fitted with a bath and shower over.

Externally, the property continues to impress with one allocated parking space and the increasingly sought after benefit of an electric vehicle charging point.

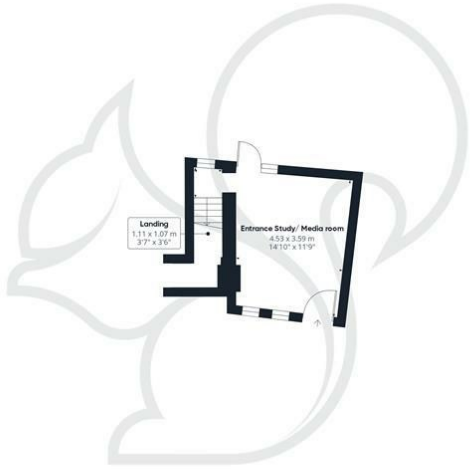




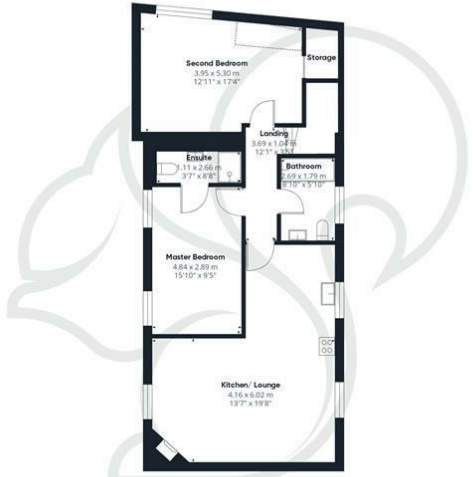




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Ground Floor



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		82
(69-80) C	77	
(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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