

oakheart



£550,000

Guide Price

Echelon Walk, Colchester

Guide Price: £550,000 - £575,000.

Formerly a grand Edwardian hospital crafted from striking red brick, now reimagined into 17 exceptional residences, each uniquely designed. These homes beautifully blend original architectural charm with sleek, contemporary design, showcasing soaring ceilings, elegant sash windows, modern zinc finishes, and underfloor heated polished concrete flooring.

Step inside to a welcoming hallway leading into an expansive open-plan kitchen and dining area. This German-engineered kitchen features premium NEFF appliances and a generous range of units, centred around a substantial island - perfect for entertaining. A stylish partition wall with integrated appliances elegantly separates the kitchen from

the spacious living room, which boasts large sash windows and a stunning marble fireplace with a cast iron ethanol burner.

A cloakroom off the hallway adds a practical touch to the ground floor.

Upstairs, a glass-balustraded staircase leads to a galleried landing, ideal as a home office space. The luxurious master suite offers a private sanctuary, complete with a walk-in wardrobe, en-suite bathroom, and a cosy sitting area. Two further well-proportioned bedrooms share a beautifully appointed family bathroom, with an additional study area adding flexibility for work or creativity.

Outside, the garden is a peaceful haven with a well-maintained lawn, lush planting, and

a private, fenced perimeter - ideal for entertaining or quiet retreat.

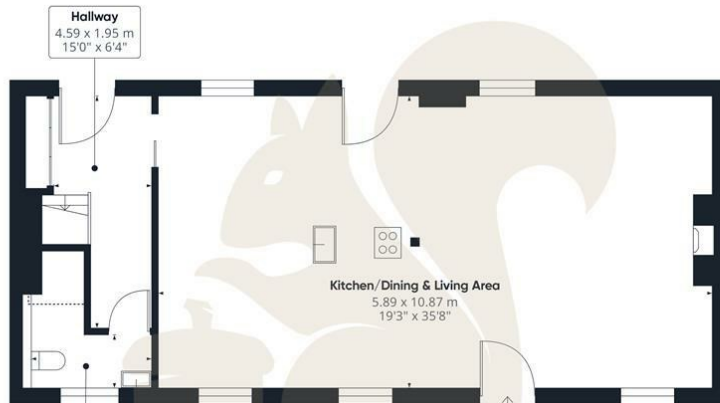
Ideally located in North Colchester, close to the emerging Northern Gateway, this home is near excellent schools, amenities, and attractions such as the premium David Lloyd health club and a range of eateries. With quick access to the A12/A120 and just a short walk to Colchester's mainline station with direct trains to London Liverpool Street, this home is perfectly suited for modern living.



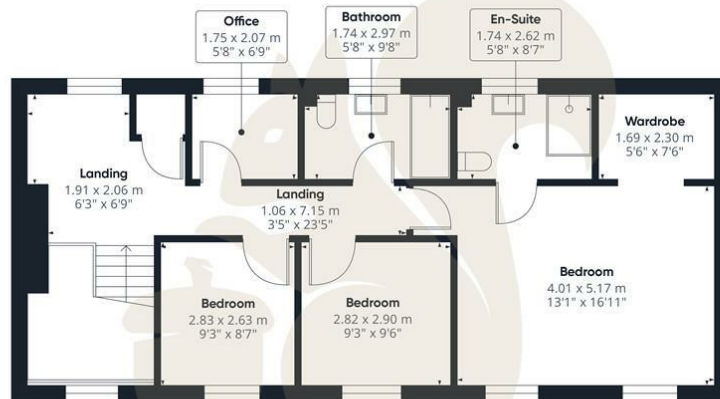








Ground Floor



Floor 2

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Approximate total area¹⁾

150.3 m²

1618 ft²

Reduced headroom

1 m²

10 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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