

**oakheart**



£350,000

High Street, Kelvedon, Colchester

A beautifully renovated two-bedroom, duplex apartment, located in the sought after Brimpton Mews development in Kelvedon. This unique property combines contemporary finishes with classic architectural features, offering stylish comfortable living.

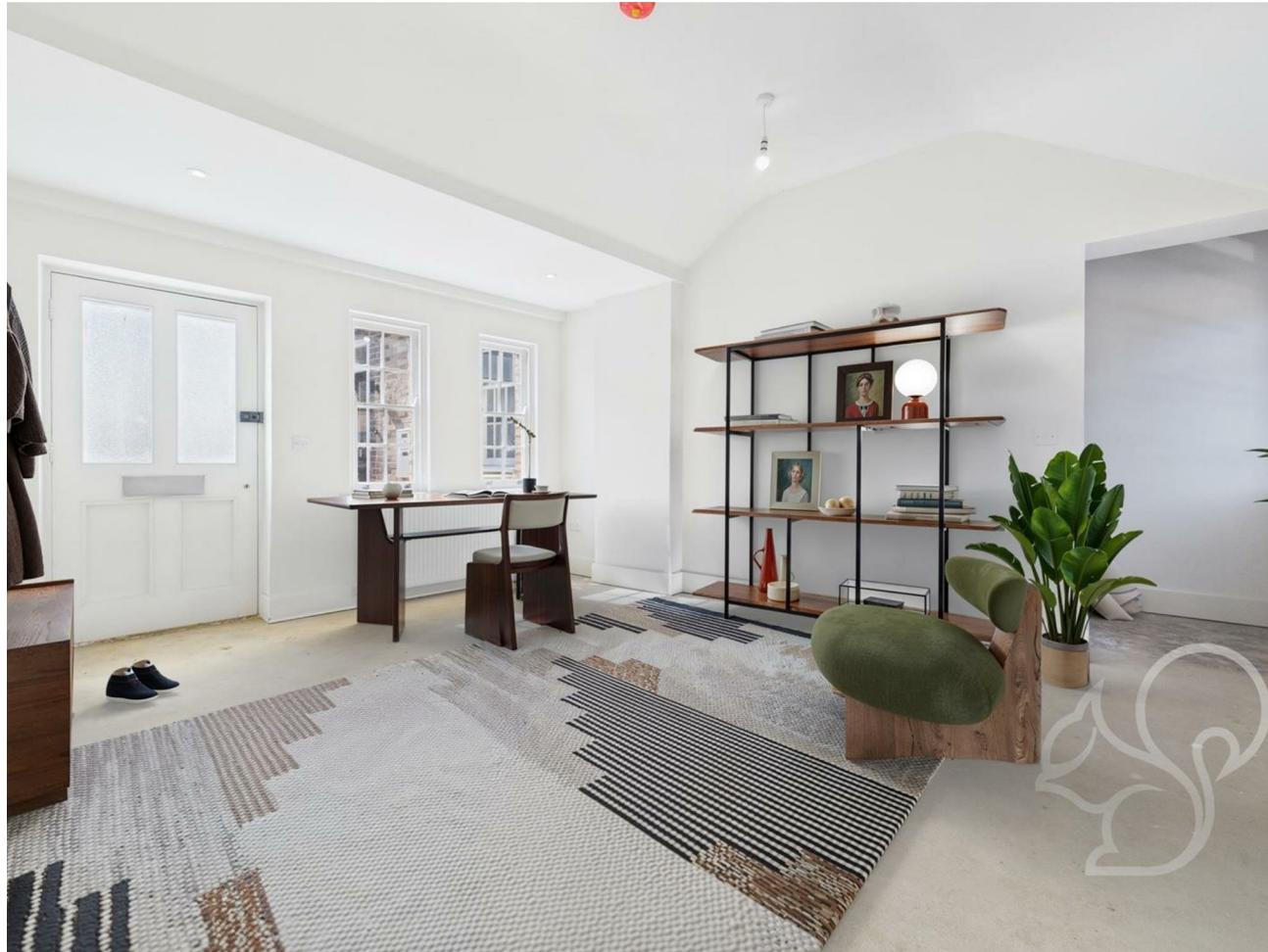
Upon entering, you'll find a versatile room on the ground floor; perfect for home working, hobbies or a quiet retreat. The main living accommodation is situated upstairs, taking full advantage of the high ceilings and sash windows that flood the space with natural light.

The property has been newly renovated throughout, finished to a high standard with modern fixtures and fittings. The open-plan living area includes a fully equipped kitchen with integrated appliances: washing machine, dishwasher, and fridge/freezer.

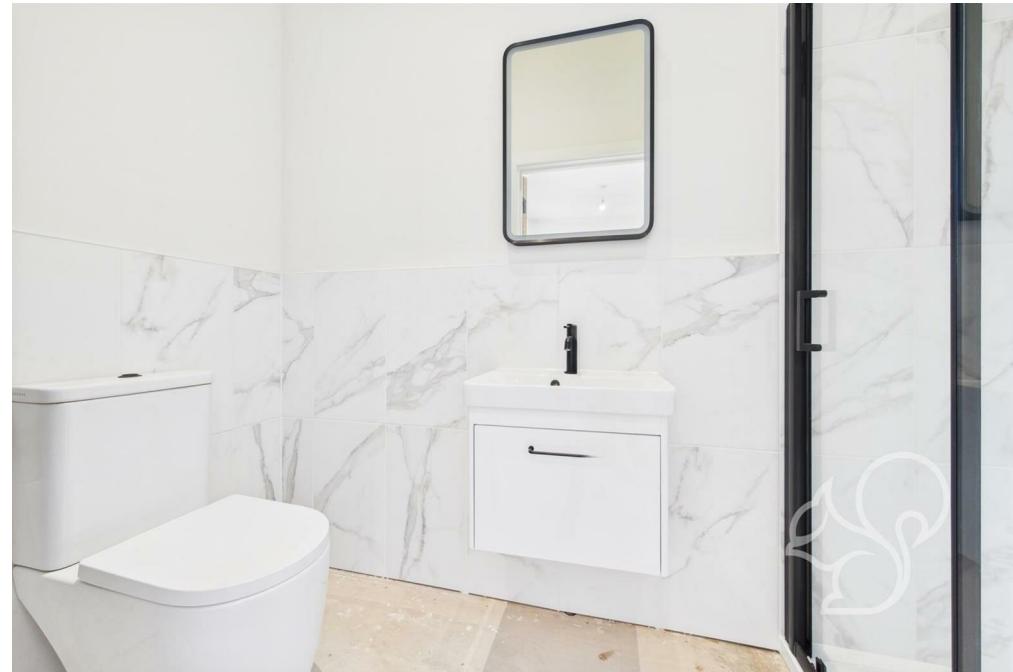
The master bedroom benefits from a sleek en suite shower room, whilst the second bedroom is ideal as a guest room or additional living space, the bathroom comprises a modern suite with shower over the bath.

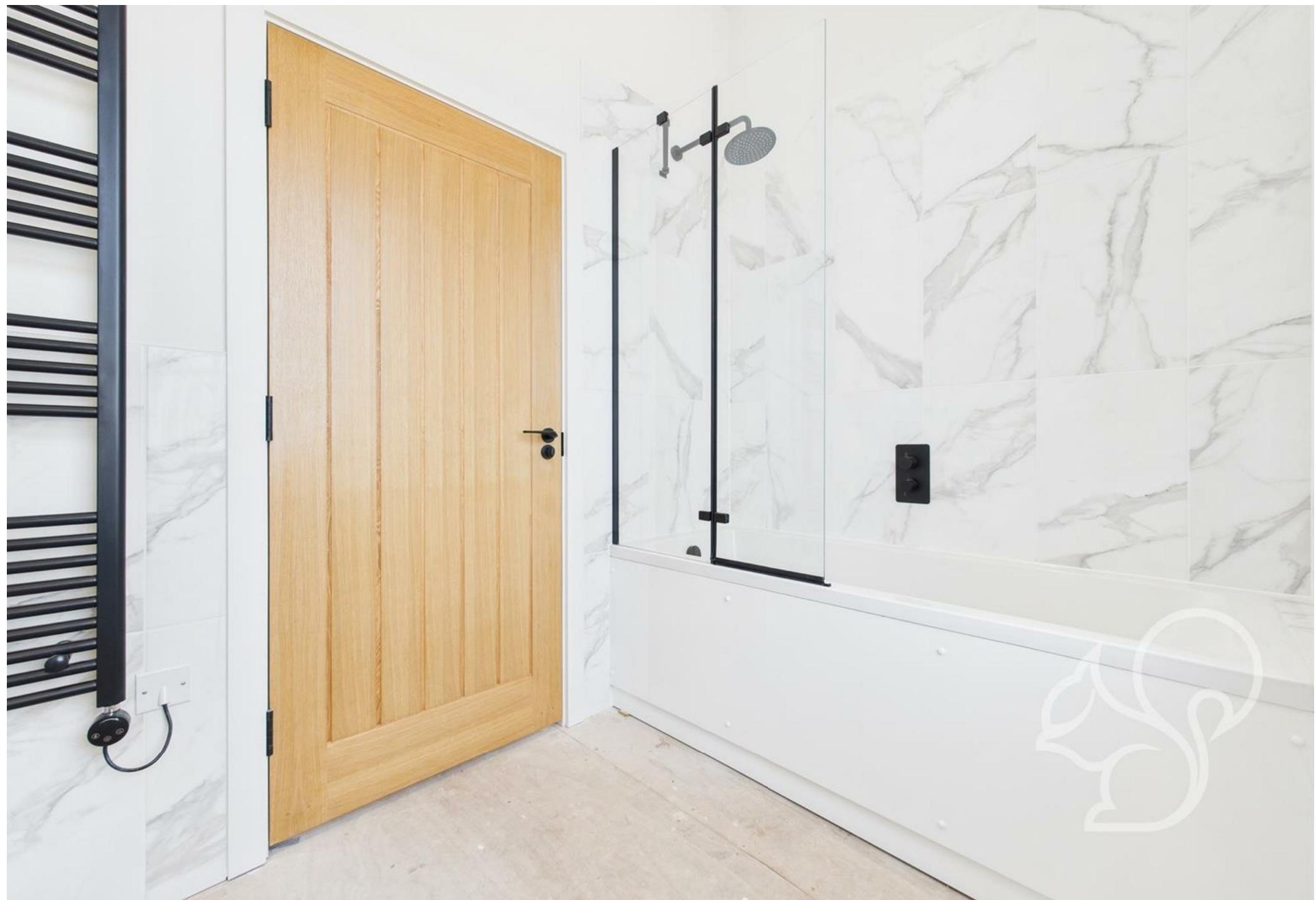
Located within easy reach of Kelvedon mainline station, local amenities and benefitting from two allocated parking spaces and an electric vehicle charging point, this stylish home is perfect for professionals, downsizers, or those seeking a modern base in a charming village setting.

Disclaimer: All furniture shown in the photos are CGI for staging purposes. Please note that flooring will be fully installed prior to move-in.











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Local Authority:

Tenure:

Share of Freehold

Council Tax Band:

New Build

Approximate total area<sup>(1)</sup>

102.3 m<sup>2</sup>  
1102 ft<sup>2</sup>

Reduced headroom  
1.6 m<sup>2</sup>  
17 ft<sup>2</sup>

(1) Excluding balconies and terraces

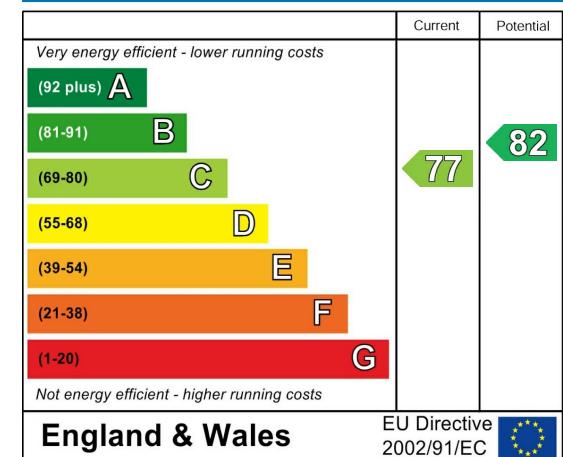
Reduced headroom  
..... Below 1.5 m/5 ft

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.

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## Energy Efficiency Rating



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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