



HIGH STREET

COLCHESTER

35 CONTEMPORARY ONE BEDROOM AND STUDIO APARTMENTS

140

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COLCHESTER



WELCOME TO 140 HIGH ST

140 High Street, Colchester is a collection of 35 contemporary one bedroom and studio apartments set in the bustling town centre of Colchester offering a variety of restaurants, bars, coffee shops, boutique, high street and department stores such as the prestigious Fenwick Store.

LOCATION

Situated within the town centre and within easy reach of Colchester North Station which will reach London Liverpool Street in under one hour.

London Stansted Airport is around 30 miles away. The A12 also connects you to central London, which is just over 60 miles away as well as linking up with the M11 and M25.







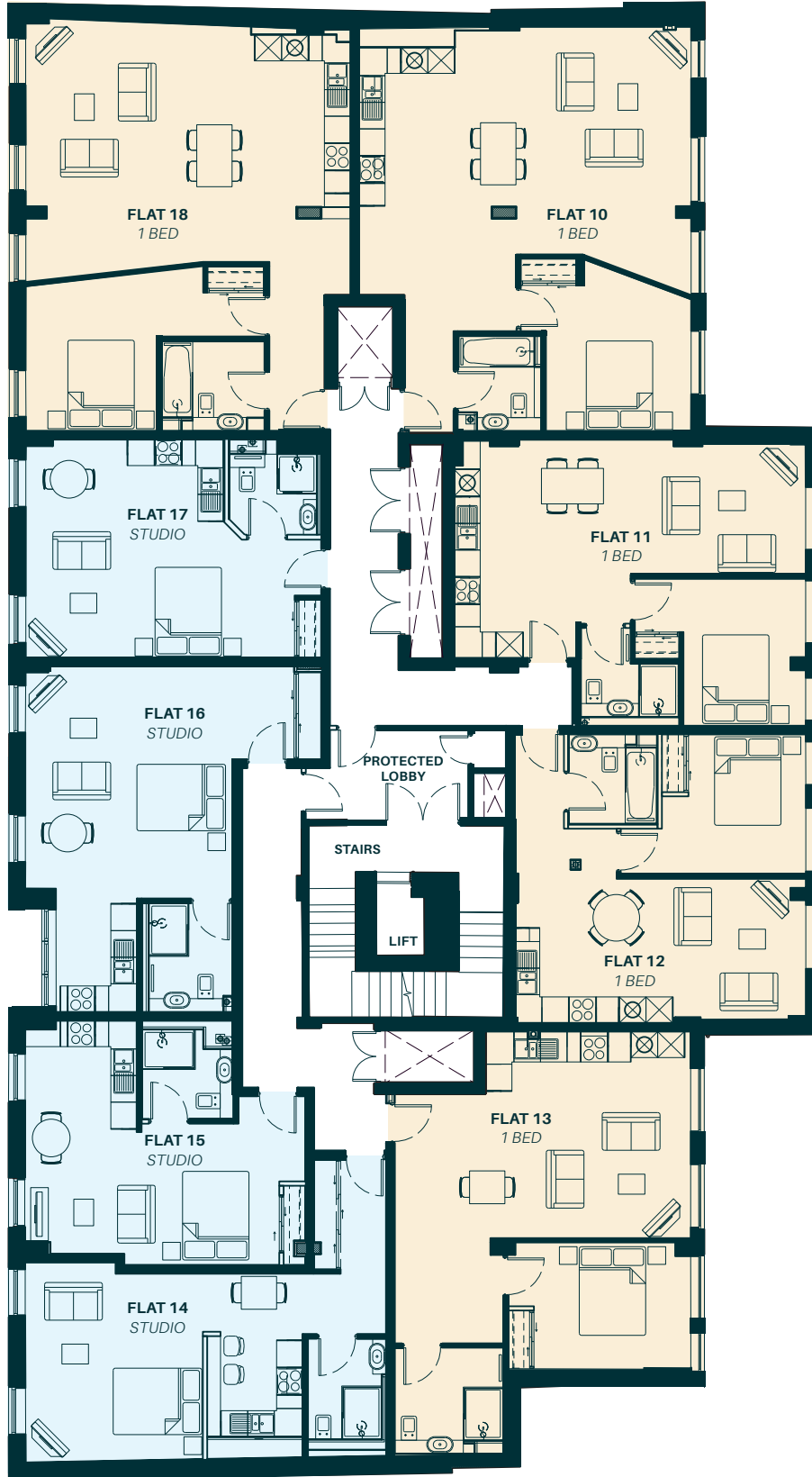


TYPICAL STUDIO APARTMENT PICTURED

140 HIGH ST | FIRST FLOOR



140 HIGH ST | SECOND FLOOR

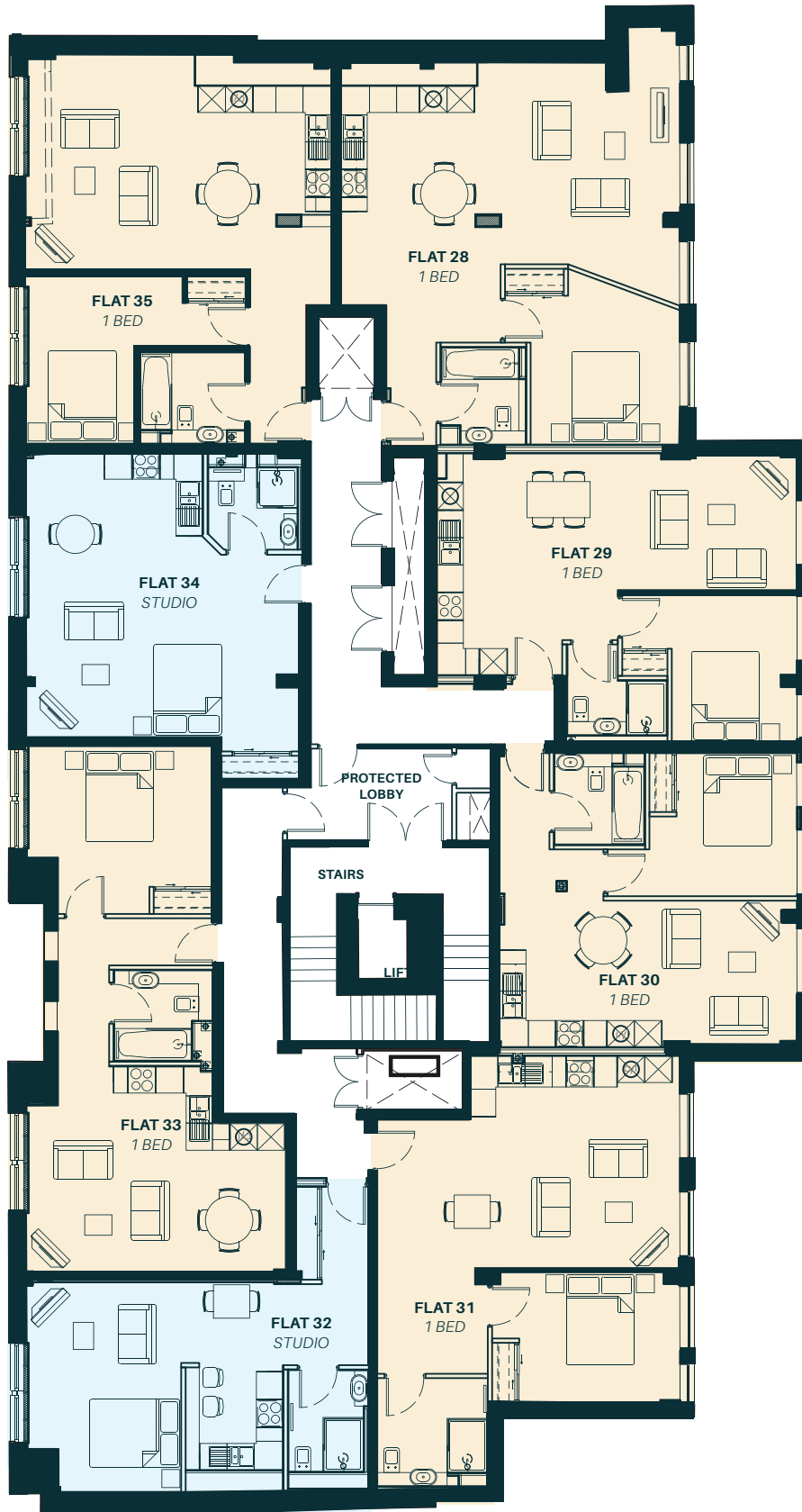


NOTE: Floorplans are for illustration purposes only, and may not be reflective of the final layout

140 HIGH ST | THIRD FLOOR



140 HIGH ST | FOURTH FLOOR



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SPECIFICATION

RECEPTION

Glazed external double doors with fob / audio entry system

Entrance Lobby with lockable post boxes

Inner security doors with fob entry system

Lift to all floors

KITCHENS

AEG electric fan oven

AEG ceramic hob with glass splash back

ELICA hidden extractor with light and fan speed control over hob

AEG microwave

BEKO Integrated fridge/freezer, washer/dryer and dishwasher (dishwasher excluded from Studios)

NOBIA base and wall handleless units, all doors & draws with soft close in Luna white

NOBIA laminated 'Nebraska Oak' top and upstand plus LED down lights under cupboard

ATHENA single drainer sink with MARLIN pull-out spray tap

BATHROOMS

PORCELANOSA white ceramic basin with single lever mixer tap and click waste set on a vanity unit with laminated 'Nebraska Oak' top and storage under.

Mirror over

PORCELANOSA white ceramic back to wall WC with soft close white seat, chrome double push button flush panel and concealed cistern

PORCELANOSA white bath with concealed thermostatic control shower over and glazed screen

Or

PORCELANOSA white shower tray with glazed panels and electric wall mounted shower unit

Chrome towel Radiator with thermostatic control

LED down lights

PORCELANOSA ceramic wall tiles to bath/shower area

GENERAL INTERNAL

Door entry audio system

Carpeted communal areas

LED downlights throughout

White panel doors with brushed chrome ironmongery, matching wrapped door-lining, architraves and skirtings

Fitted wardrobe with mirrored sliding doors

Floors finished in Plusfloor wood effect vinyl microbeveled planks

Electric underfloor heating with area thermostatic controls

Television and telephone points to living area and master bedroom

USB charging points in kitchen, bedroom and living room

Virgin Media available

Smoke alarm and CO2 detector

Cycle store on lower ground floor with rear access door to staircase and street access

Bin stores on lower ground floor

GENERAL EXTERNAL

Main entrance from High Street and rear access from St. Runwald Street

New aluminium double glazed windows

Private balcony for apartments 1 & 4

CAR SPACES

7 Car spaces sold separately

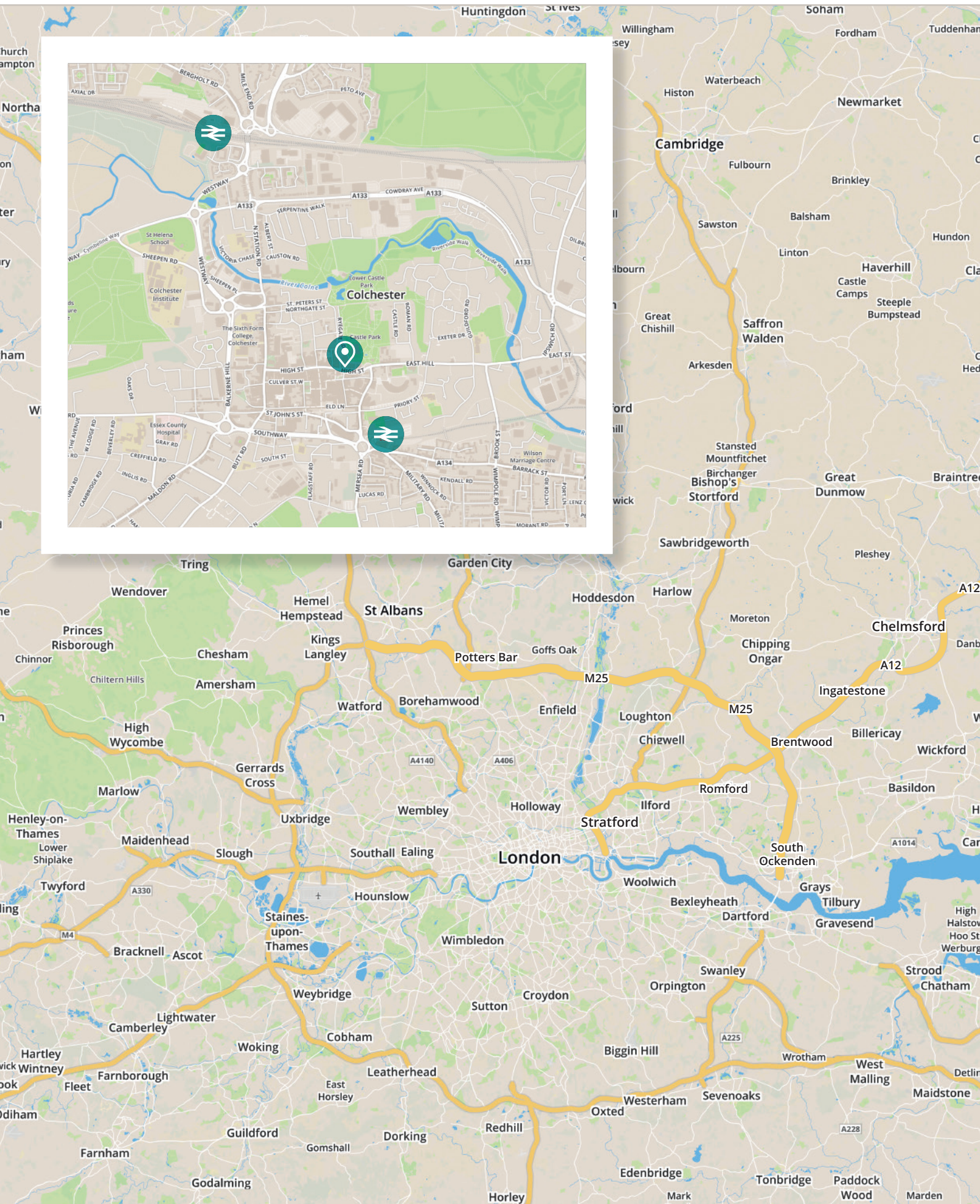


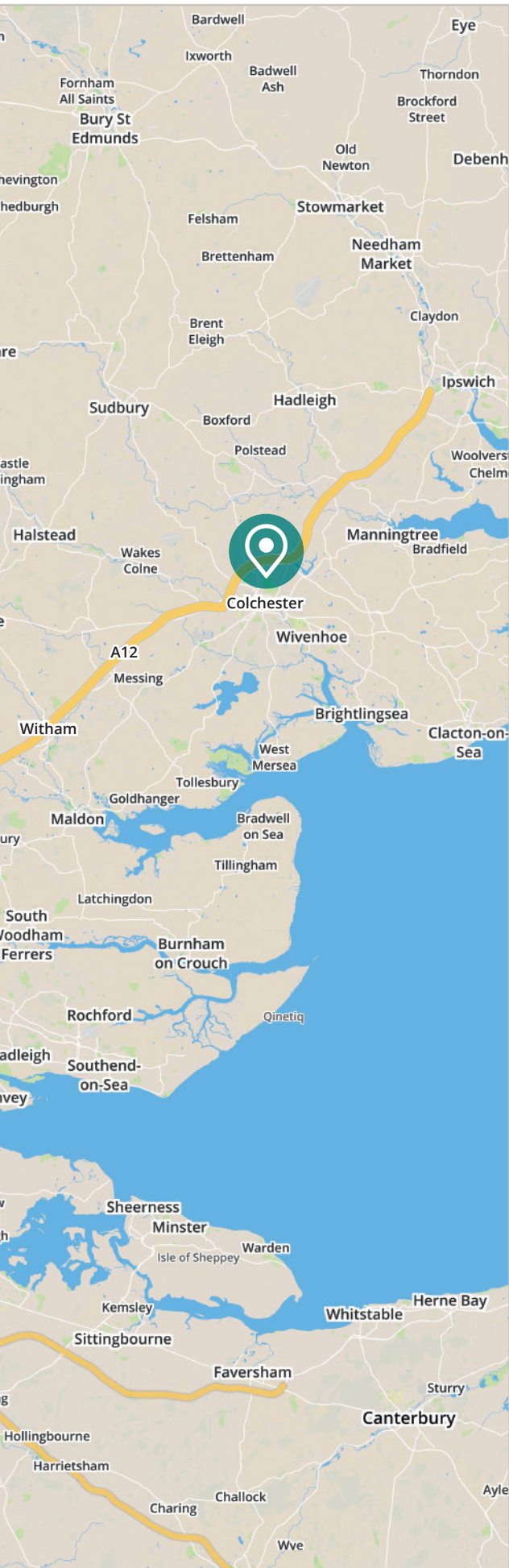
The homes at 140 offer traditional exteriors with contemporary internal design and finishes. The development offers 35 brand new studio and one bedroom apartments, located in Colchester's bustling town centre.



TYPICAL 1 BED APARTMENT PICTURED







DEVELOPMENT ADDRESS

140 High St
Colchester
CO1 1YJ

DEVELOPMENT BACKGROUND

The development team of Greytown House Ltd have over 80 years construction experience and our projects range from residential apartments and houses, student accommodation, hotels and leisure. The Directors have a hands on approach and we work with local professionals and contractors to deliver high quality schemes. We pride ourselves on delivering well specified buildings, with an enviable standard of finishes that provide a fabulous environment to live in or work.

Examples of our recent schemes include:-
Oak House in Taunton, Windsor Gate in Cambridge
and 57 Trumpington, Cambridge.



AT 140 HIGH ST
COLCHESTER

HOW DOES IT WORK?

With a Help to Buy Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won't be charged loan fees on the 20% loan for the first five years of owning your home.

Example:

For Plot 5 First Floor available at £150,000

- Buyer's 5% deposit - £7,500
- Government's 20% Loan - £30,000
- 75% Mortgage from commercial lender

WHO IS ELIGIBLE?

Equity loans are available to first time buyers as well as homeowners looking to move. The home you want to buy must be newly built with a price tag of up to £600,000.

You won't be able to sublet this home or enter a part exchange deal on your old home. You must not own any other property at the time you buy your new home with a Help to Buy Equity Loan.

HOW TO APPLY?

Connells Mortgage Consultants are knowledgeable in the Government's Help to Buy scheme and can support you through the whole process from applying for Help to Buy, to moving into your new home.

Call today to register your interest:

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A BROKER FEE MAY BE PAYABLE ON APPLICATION. OUR TYPICAL FEE IS £598.00

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. YOU MAY HAVE TO PAY AN EARLY REPAYMENT CHARGE TO YOUR EXISTING LENDER IF YOU RE-MORTGAGE.

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COLCHESTER

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Development by:



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where relevant the Home Information Pack ("HIP") for this property is held electronically and is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from your legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.