

**Apartment 1, The Old Maltings Lower Street, Stratford St. Mary, Colchester,**

**CO7 6EA**

Available from: 9th June 2023

Furnishing: Unfurnished

Rent: £1,850 Per month

Deposit required: £2,134

THE  
**LETTING**  
**DEPARTMENT**





## Exceptional Three Bedroom Duplex Apartment

This truly stunning three bedroomed duplex apartment is part of The Old Maltings in Stratford St Mary, next to Dedham and within the AONB. Recently, and sympathetically renovated, this executive apartment is one of only six in the Maltings building.

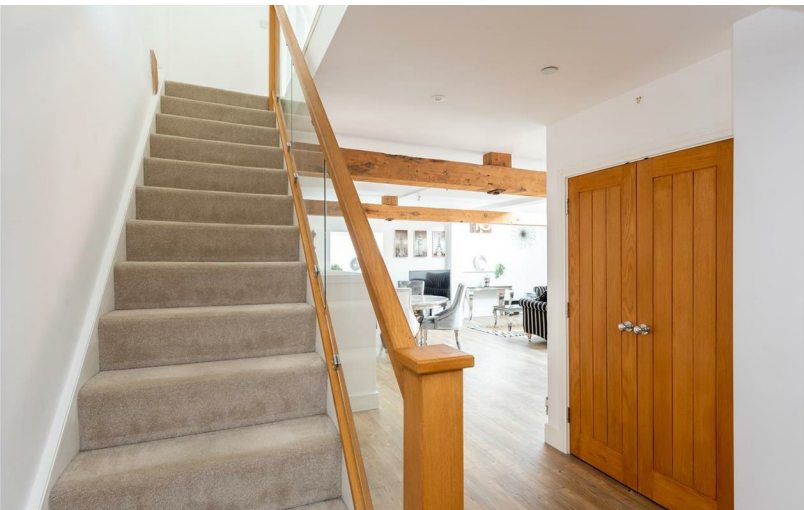
This exceptional property offers bright and spacious open plan living, fully fitted kitchen, and three bedrooms all of which have their own ensuite. The property also benefits from a large private communal garden to the rear. Electric gates lead you to two private underground parking spaces. There are also two guest parking spaces outside to the rear of the property.

Stratford St Mary apart from being well connected for road and rail is a charming village, with a thriving farm shop (Hall Farm) two Pubs, a Petrol Station and a Post Office.

Stansted Airport 38 miles

### Key Features:

- Three large double bedrooms with ensembles
- Modern Integrated kitchen
- Bright and spacious open plan living
- Excellent transport links
- Communal Garden
- Underground Parking
- Available Long Term
- Duplex Apartment
- 1,600 sq. feet.



**Local Authority and Council Tax**  
Babergh District, Band E

**EPC Rating**  
Current B(82). Potential B(82).



**All enquiries:**

**Donna Spark**  
donna@thelettingdepartment.co.uk

**The Letting Department**  
info@thelettingdepartment.co.uk  
01473 372 222