



CASTLE PARK

COLCHESTER CO1



Castle
Thank you
for visiting
Castle Park
See you again soon



ONE CASTLE PARK

BE PART OF HISTORY

Colchester Castle sits above the foundations of the former Roman Temple of Claudius which was the largest temple of its kind in Roman Britain. Within the ground floor of One Castle Park lies the uncovered remains of a Roman arcade which provided the vast frontal structure of the temple. The temple and its arcade are thought to have been part of the Romans' attempt to rebuild the settlement and re-impose their domain across Essex and East Anglia. A Colchester Archeological trust coffee shop and interpretation area will occupy the ground floor of One Castle Park, allowing the exhibit to add a new dimension to the castle visitors experience.

One Castle Park is a superb collection of 6 luxury apartments set within the heart of Colchester's conservation area. Each apartment boasts stunning views over the grounds of an historic Norman Castle with its spectacular architecture and beautifully kept gardens. Positioned just off the High Street, residents are offered a unique opportunity to surround themselves with history whilst benefitting from the convenience of a prime, central location.



Colchester may be the oldest town in Britain with an impressive Roman heritage but it is also a modern, vibrant town which is well and truly embracing 21st century culture.

The town has a thriving local economy, increasing visitor numbers and a wealth of amenities close by.

RETAIL

One Castle Park is conveniently positioned just off of Colchester High Street which plays host to some of the UK's biggest retailers as well as distinctive independent boutiques which line up to welcome you along narrow streets and bustling lanes. There are also regular markets held in and out of town, including the Colchester Market held weekly on Fridays & Saturdays on the High Street.

DINING

Those who like to wine and dine are never short of options thanks to an array of bars, restaurants and bistros

right on your doorstep. From world class restaurants to traditional pub food there are places to eat in town that will suit any palette.

One Castle Park is superbly located for a variety of leisurely days out. From delving deeper into Colchester's rich history at Colchester Castle to exploring Constable Country with a trip out to Dedham Vale, the town always has something to offer.

ACTIVITIES

Colchester Castle Museum – 0 miles
Colchester Zoo – 5.5 miles
Dedham Vale – 10 miles
High Woods Country Park – 3 miles

LEISURE FACILITIES

The Gym Colchester – 0.1 mile
Leisure World – 0.7 miles
The Officers Club – 0.5 miles
Colchester Golf Club – 3.5 miles

*Distances are approximate only and are taken from www.google.co.uk/maps



A VIEW OF HISTORY THROUGH YOUR WINDOW





SPECIFICATION

General

- Plaster cornice (except bathrooms and ensuites) – Flats 1-4 only
- Gas under floor heating throughout
- Aluminium double glazed windows
- Walnut veneer flush doors with satin door furniture
- Fitted carpets to bedrooms and hallways
- Luxury vinyl plank flooring to living room and wet areas
- Video entry phone system
- Lift to all floors
- LED spotlights to living, kitchen and wet areas.
- Black nickel sockets and switches
- Allocated parking space
- 10 year Premier Guarantee warranty

N.B. Housekeeping services available by separate negotiation

Bathrooms and En-Suites

- Contemporary white sanitaryware
- Hansgrohe chrome fittings
- Rainfall shower head
- Fully tiled walls

Kitchens

- Stylish modern kitchens
- Corian work surfaces
- Blanco Inset stainless sink unit
- Blanco monobloc tap
- LED under-cabinet lighting
- Neff Combination Oven
- Neff Touch Control induction Hob
- Neff Ceiling Hood
- Neff 50:50 Fridge Freezer
- Neff Fully Integrated Dishwasher
- Neff Washer Dryer

* N.B. All kitchens vary according to room layout.



* These particulars should be treated as general guidance only and should not be relied upon as statements of representation or fact. Savills and Flying Trade Group operate a policy of continuous product development and individual features vary from plot to plot. We recommend intending purchasers satisfy themselves, be personal inspection or otherwise, as to the correctness of these particulars. Please ask a Savills representative for detailed information regarding a specific plot. Savills and Flying Trade Group reserve the right to amend



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