



- Rarely Available & Positioned On Arguably One Of Lexden's Finest Roads
- Generous Living Room With An Impressive Bay Window
- Ground Floor
- Well Maintained Communal Gardens
- Two Well Appointed Bedrooms
- Ideal First Time Purchase Or Investment Opportunity
- Walking Distance To Town Centre & Mainline Train Stations
- Positioned In The Heart Of Old Lexden

Flat 2, 16 West Lodge, West Lodge Road, Colchester, Colchester, Essex. CO3 3PH.

****Guide Price £290,000 - £310,000**** A very rare opportunity has arisen to purchase this exceptional two bedroom ground floor apartment, positioned in arguably one of the most desirable locations within the Lexden District, off of the Lexden Road. Tucked away in an incredibly private position & enclosed by mature trees and shrubs resides this quaint & charming block of apartments, of which has been upgraded and well maintained by the current vendor. Set in the heart of Lexden and within moments of exceptional schools and access in to Colchester's City Centre & Crouch Street, offering an array of boutiques, shops and independent retailers, it makes the ideal apartment for the working professional, couple or investment buyer.



Property Details.

Ground Floor

Hallway

Entrance door from communal entrance, carpet, radiator, storage cupboard, intercom telephone, doors to;

Living Room



20' 4" x 14' 7" (6.20m x 4.45m) Radiator, large bay windows to front and side, seating/storage below bay window.

Kitchen



11' 2" x 10' 2" (3.40m x 3.10m) Eye/low level storage units, integrated oven, integrated hob with extractor above, stainless steel sink/drain, water softener, space for appliances, window to side aspect.

Bedroom One



14' 11" x 10' 4" (4.55m x 3.15m) Radiator, walk in fitted wardrobe, storage cupboard, window to rear, double doors leading to outside.

Property Details.

Bedroom Two



11' 3" x 10' 5" (3.43m x 3.17m) Radiator, fitted wardrobes, fitted drawers/dressing table, window to side.

Bathroom



Tiled walls, hand wash basin, WC, bath with shower attached, heated towel rail, extractor fan.

Outside



To the front and rear are well maintained communal grounds. There is also the addition of allocated parking, of which one space is allocated to the property itself; as well as ample visitors parking spaces.

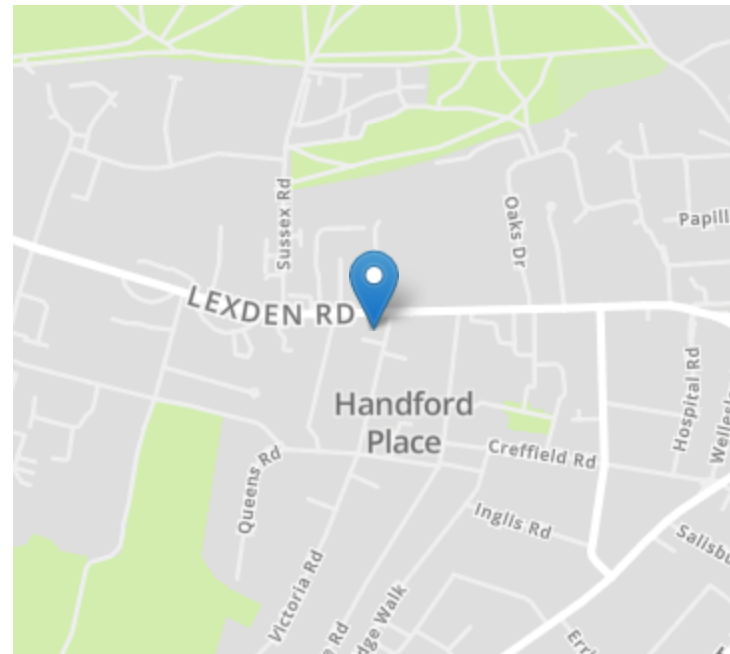
Agents Notes & Lease Information

We have been advised by the current seller that there is currently 166 years remaining on the lease, with a service charge of £1000 which is set up in a limited company name within the block itself on a right to manage basis. We have been advised that there is no ground rent to pay.

Property Details.

Floorplans

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.