



**11, Lucas House, Lexden Park,
Colchester, Essex. CO3 3UJ.**

****No Onward Chain**** Situated in the picturesque Lexden Park development and residing favourably along the prestigious Lexden Road, this excellent two bedroom luxury apartment offers secure and peaceful living whilst living in a tranquil environment. Boasting generous reception and bedroom space throughout and benefitting from panoramic communal garden views, this home must be viewed to be appreciated in its entirety.

- Exceptional First Floor, Two Bedroom Apartment
- Lift Access
- Well-Manicured Tranquil Gardens
- En-Suite Shower Room & Family Bathroom
- Two Bedrooms
- Fitted Kitchen With Integrated Appliances
- Storage
- Highly Desirable Lexden Location
- Allocated Parking & Benefit Of A Garage
- Offered To Market On A Chain Free Basis



Property Details.

First Floor Apartment

Communal Entrance

Lift access available

Entrance Hall



Entrance door, inset storage cupboards, radiator, doors and access to:

Kitchen



11' 9" x 9' 3" (3.58m x 2.82m) Window to front aspect, a range of fitted base and eye level units with work surfaces over, inset sink, drainer and tap over, integrated; fridge/freezer, oven and hob with extractor fan over, semi-integrated dishwasher, space for washing machine

Master Bedroom



13' 1" x 13' 0" (3.99m x 3.96m) Windows to rear aspect, fitted wardrobes & drawers, radiator, doors and access to:

En-Suite Shower Room



W.C, wash hand basin, wall mounted towel rail, tiled floor, shower cubicle

Property Details.

Bedroom Two



11' 9" x 8' 9" (3.58m x 2.67m) Window to front aspect, radiator

Family Bathroom



Bath with shower over and screen, W.C, wash hand basin, radiator

Additional Leasehold Informaiton

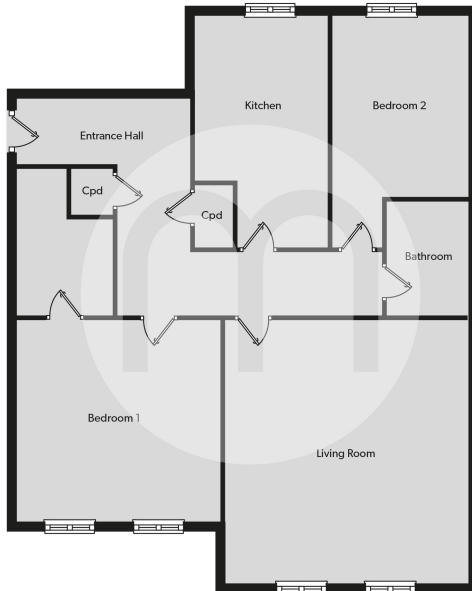


We have been advised that this property is offered on a leasehold basis, with the lease term commencing from 999 Years From 1 July 1994, with approximately 969 years remaining on the lease. A service charge of approximately £2000 per annum is applicable.

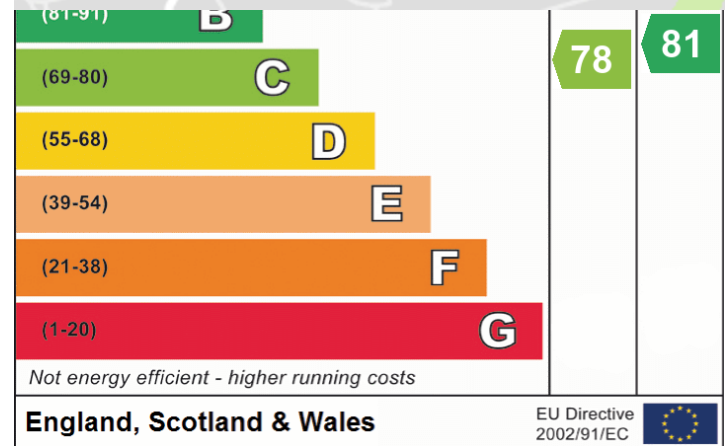
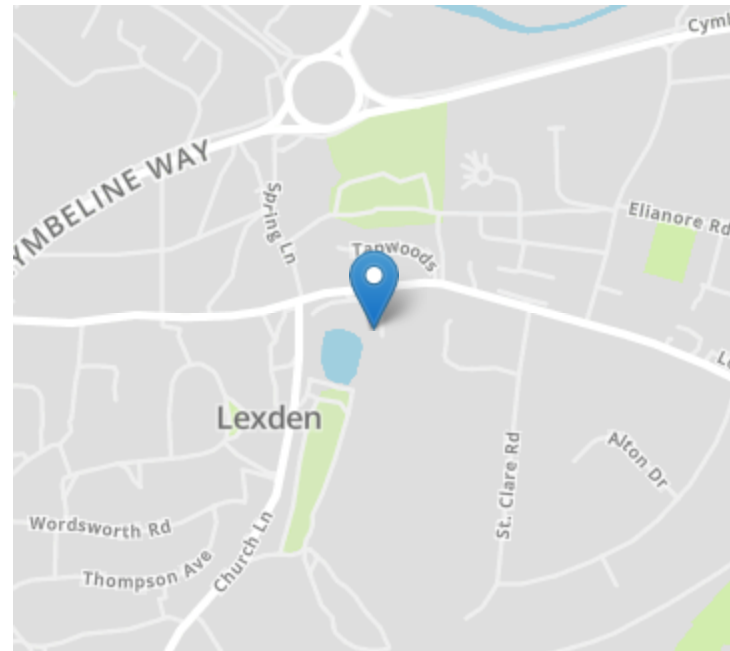
We advise all interested parties to confirm this information with their legal representative at an early stage of their conveyance, to prevent any discrepancy.

Property Details.

Floorplans



Location



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.