



- An Excellent Two Bedroom Duplex Apartment
- Set In One Of Colchester's Most Desirable Locations
- A Wealth Of Period Charm Throughout
- Positioned In The Heart Of Old Lexden
- Two Double Bedrooms
- Large Reception Room
- Grey Tiled Family Bathroom Suite
- Rare Benefit Of A Private Roof Terrace
- Offered To Market With No Onward Chain
- Newly Fitted Kitchen And Recently Decorated Throughout

### 30c Creffield Road, Lexden, Colchester, Essex. CO3 3HY.

Situated in the pinnacle of Old Lexden and contained in an imposing and charming period property resides this incredibly spacious two bedroom, top floor duplex apartment. Arguably one of Colchester city's most desirable postcodes, this duplex is offered to the market with no onward chain and comes complete with the very rare find of a private roof terrace, with panoramic views of the city centre - even including the famous landmark which is the jumbo water tower.





# Property Details.

## Top Floor (Duplex Apartment)

### Entrance Hall

Accessed via stairs to the inner hallway, storage, stairs to roof terrace, radiator, access to:

### Living Room



16' 6" x 12' 7" (5.03m x 3.84m) Window to rear aspect, feature fire place, radiator, communication points, door to:

### Inner Hall

Window to side aspect, wood effect laminate flooring, doors to:

### Family Bathroom Suite



Vanity wash hand basin, chrome wall mounted towel rail, vinyl flooring, panel bath with shower over and screen, tiled walls, window to side aspect

## Kitchen



10' 1" x 7' 4" (3.07m x 2.24m) A fitted kitchen comprising of; window to rear aspect, wood effect laminate flooring, variety of fitted base and eye level units with work surfaces over, inset stainless steel sink, drainer and tap over, space for appliances, inset hob with extractor fan over, tiled splash back, wall mounted boiler, radiator

## Master Bedroom



18' 1" x 12' 0" (5.51m x 3.66m) Stained glass window to front aspect with secondary glazing, radiator, feature fireplace

# Property Details.

## Bedroom Two



14' 4" x 8' 3" (4.37m x 2.51 m) Window to front aspect with secondary glazing, radiator, window to side aspect

## Roof Terrace & Communal Grounds



As mentioned before, this property benefits a 22FT by 19FT private roof terrace, accessible via stairs case from the inner landing. The rooftop terrace provides incredible views across the city skyline, including the Jumbo Water Tower. To the front of the communal entrance, well manicured communal gardens are also on offer.

## Leasehold Information

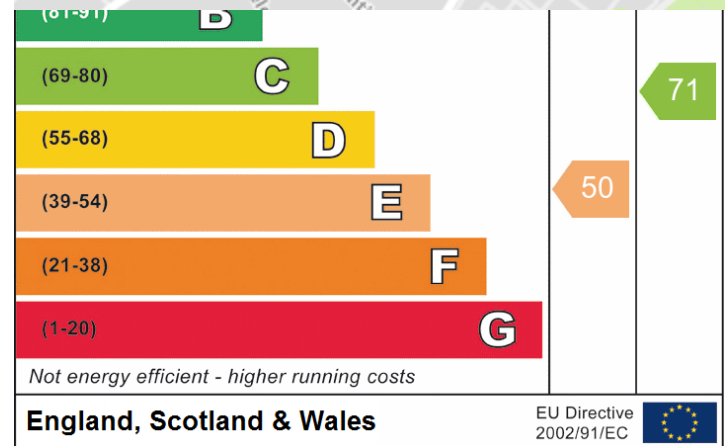
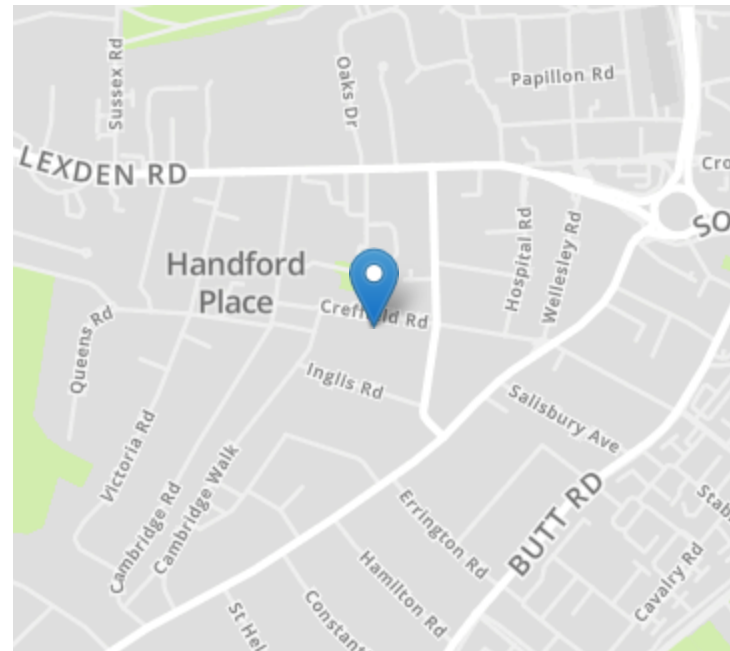


We have been advised by our seller that this property is offered on a leasehold basis. An annual maintenance charge of £1200 is payable, with a reasonable ground rent of £50.00p per annum payable. We have been provided this information by our vendors in good faith and would recommend all interested parties 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.