



- Suitable For A First Time Buyer Or Working Professional
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Located In The Highly Regarded Lexden Area
- An Excellent Example Of A Lower Ground Floor Apartment
- Generous Living Room With Bay Window & Feature Fireplace
- One Allocated Parking Space
- Well Maintained Communal Gardens

### Flat 1, 8 Queens Road, Lexden, Colchester, Essex. CO3 3NP.

Set within one of Lexden's most desirable roads and situated within this spectacular Victorian conversion, is this one-bedroom lower ground floor apartment offered with no onward chain. Positioned in the heart of Lexden, the property is within moments of exceptional schools and has convenient access to Colchester's city center and Crouch Street, which offers a wide array of boutiques, shops, and independent retailers, making it an ideal apartment for working professionals, couples, or investors.





# Property Details.

## Ground Floor

### Hallway

Main door into hallway, storage cupboard, door to:

### Living Room



15' 3" x 12' 5" (4.65m x 3.78m) Bay window to front aspect, feature fireplace, radiator.

### Master Bedroom



9' 9" x 9' 0" (2.97m x 2.74m) Window to side aspect, radiator, wardrobe housing hot water cylinder and electric boiler.

## Kitchen



6' 5" x 6' 3" (1.96m x 1.91m) Range of base and eye level units, cupboards and work surfaces, space for appliances, integrated ceramic hob,

## Bathroom



Tiled walls and flooring, low level W.C, panelled bath with attached shower, vanity wash basin.

# Property Details.

## Outside



Externally, the property offers well-maintained communal gardens and an allocated parking space. Additionally, the front of the property includes its own garden area, mainly laid to lawn and patio, bordered by shrubs and bushes.

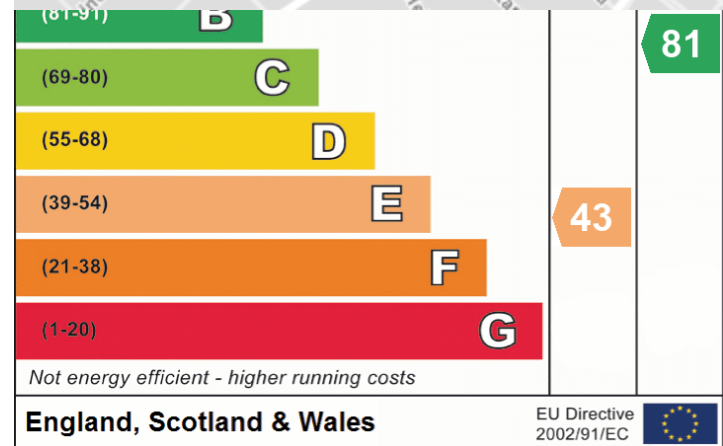
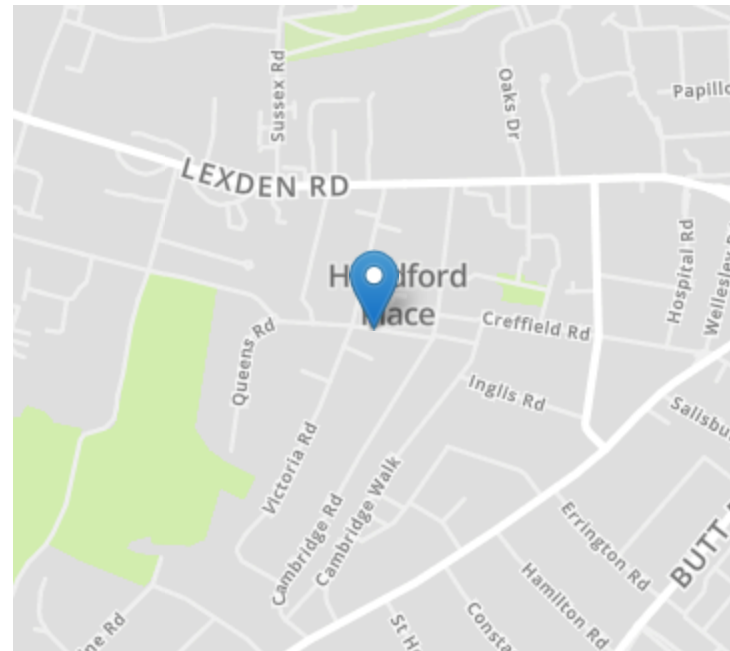
## Agents Notes & Lease Information

We have been advised that there is a lease length remaining of 153 years, with a service charge of £900 per annum and a ground rent charge of £50.00 per annum, we do however advise that all buyers are to confirm this information with their chosen solicitor.

# 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.