



- Stunning Top Floor Apartment
- Gated Development
- Only 21 Properties
- Lift Access
- Lexden Location
- High Specification Kitchen
- Two Excellent Size Bedrooms
- EnSuite And Family Bathroom
- Allocated Parking

5 Ruth King Close, Lexden, Colchester, Essex. CO3 3FA.

Exclusivity, privacy and beauty is offered to any prospective purchaser with this stunning top floor apartment, situated in the heart of arguably Colchester's most desirable location, Lexden. Set securely behind cast iron electric gates, this apartment has been finished to an excellent standard throughout and includes a high specification Manhattan kitchen, complete with granite work surfaces, integrated appliances and Amtico flooring. Its open plan design allows for modern day living and this apartments further accommodation comprises of two excellent size bedrooms with fitted Hammonds wardrobes, en-suite bathroom with high end sanitary ware and double shower cubicle, as well as a sizeable family bathroom.



Property Details.

Ground Floor

Entrance Hall

12' 9" x 12' (3.89m x 3.66m) Inset door mat, large storage cupboard, smoke alarm, utility cupboard with space/plumbing for washing machine, recently fitted water softener, immersion tank, radiator, loft hatch above, further doors to:

Living Room/Dining Room



18' 8" x 17' (5.69m x 5.18m) UPVC windows to front aspect, radiator, electric fire place, radiator x2, variety of communication points, open plan to:

Kitchen



10' 1" x 10' 5" (3.07m x 3.18m) Range of modern fitted white gloss base and eye level units with granite working surfaces over, inset stainless steel sink tap and drainer, UPVC window to front aspect, inset four ring gas hob with extractor fan over, integrated AEG appliances comprising of a dishwasher, double electric fan assisted oven and grill, fridge/freezer, cupboard housing gas ideal boiler, soft close draw units, inset LED spotlights and Amtico flooring

Family Bathroom



Amtico tiled floor, W.C, wall mounted wash basin, panel bath with screen and shower over and tiled wall finish, chrome wall mounted towel rail, inset spotlights, extractor fan, bathroom cabinet to remain

Master Bedroom



15' 3" x 12' 2" (4.65m x 3.71m) Wall to wall Hammonds fitted wardrobes with mirror front, radiator, TV point and television ariel point, UPVC to rear aspect, door to:

Property Details.

Ensuite Bathroom



Amtico tiled flooring, W.C, wall mounted wash basin with tiled splash, demist mirror, chrome wall mounted towel rail, UPVC window to side aspect, walk in double shower cubicle with tiled wall behind, bathroom cabinet to remain, shaver point, inset spots, extractor fan

Bedroom Two



11' 4" x 11' 3" (3.45m x 3.43m) UPVC window to rear aspect, radiator, telephone point, fitted Hammonds double wardrobes with mirror front, bespoke desk unit with granite desktop

Outside & Parking



As previously mentioned, this apartment benefits from a communal garden to the rear of the property, predominately laid to lawn with established trees and enclosed by a handsome brick wall. There is allocated parking for two cars and further visitors parking is easily accessible.

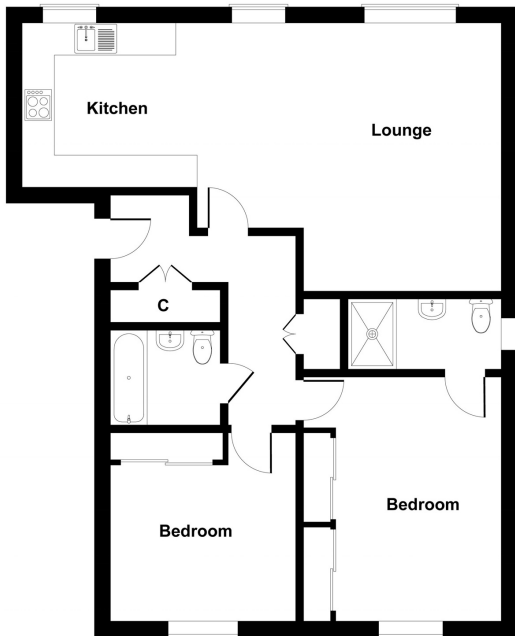
Leasehold Information

The current owner has advised the property is offered on a leasehold basis and there was 125 years on the lease from 2015. There is also a ground rent charge of £250pa and a service charge of £200pm. However, we do advise any prospective purchaser confirms this information with their chosen conveyancer.

Property Details.

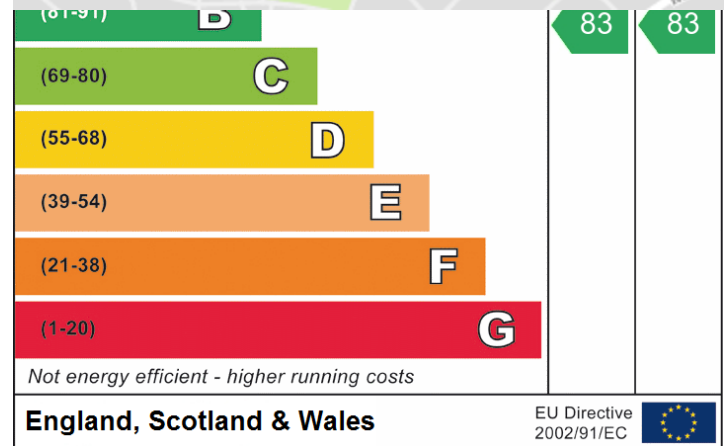
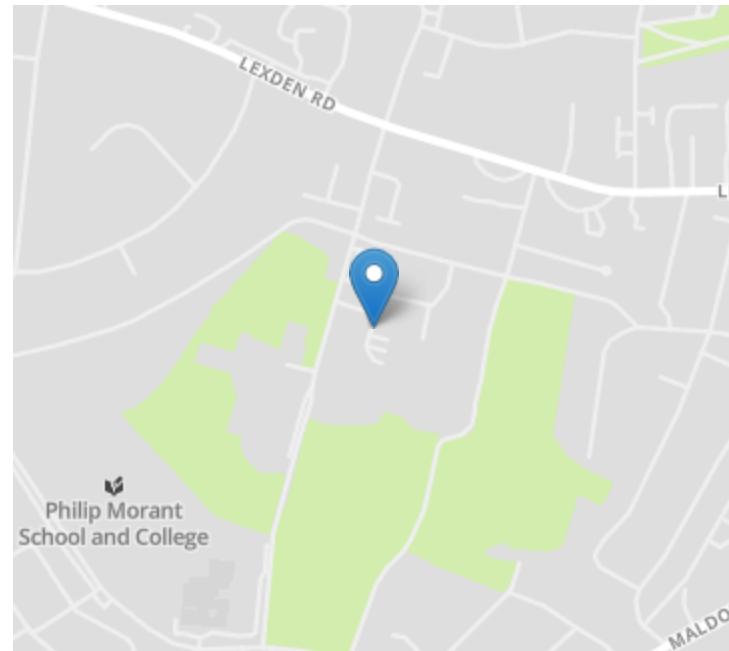
Floorplans

Total Approx. 86.67 sq. meters (933 sq. feet)



Not to Scale.
For Illustrative Purposes Only.

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.