



- Charming Victorian Town House
- Benefits From Both A Private Courtyard & Communal Gardens
- Three Generous Bedrooms
- Exceptional Open Plan Kitchen-Dining Area
- Large Reception Room
- Two Family Bathrooms
- Off Road Parking
- Beautifully Presented Throughout
- Close To Some Of The Countries Finest Schooling

Call to view 01206 576999



## Flat 6, 8 Queens Road, Colchester, Essex. CO3 3NP.

Tucked away in a private position and in the pinnacle of Old Lexden is this charming and versatile three bedroom town house, forming part of this beautifully converted Victorian home. Brimming with charm, the property boasts high ceilings, original large sash windows filling the rooms with light, and surrounded by private, south-facing, beautiful gardens and comes complete with off road parking. Positioned within a stone's throw of Colchester Royal Grammar School, an array of further excellent schooling & Crouch Street - which is home to an array of independent boutiques, convenience stores & eateries



# Property Details.

## Ground Flor

### Entrance Hall

13' 6" x 7' 8" (4.11m x 2.34m) Entrance door to front aspect, sash window to side aspect (with bespoke shutters), coved corning, dado rail, stairs to first & lower ground floor, under stairs storage, radiator, further doors to:

### Master Bedroom



13' 6" x 13' 6" (4.11m x 4.11m) Sash windows to front and side aspect, two radiators

## First Floor

### First Floor Landing

Loft access, sash window to rear aspect, stairs to ground floor, airing cupboard, further doors to:

### Family Bathroom (2nd)



Tiled bathroom suite comprising of; panel bath with shower over, pedestal wash basin, W.C, window to side aspect, vertical radiator & dado rail

## Bedroom Two



13' 6" x 7' 4" (4.11m x 2.24m) Sash window to front & side aspect, radiator

## Bedroom Three



10' 6" x 5' 10" (3.20m x 1.78m) Sash window to rear and side aspect, radiator

# Property Details.

## Lower Ground Floor

### Kitchen-Diner



21' 5" x 13' 6" (6.53m x 4.11m) x2 sash windows to side aspect, sash window to rear aspect, rear door providing access to a private courtyard style garden, variety of fitted bespoke base and eye level units with oak working surfaces over, inset ceramic butler sink with chrome taps over, tiled splashbacks, space for appliances & cooker with extractor fan over, wood flooring, large walk in pantry cupboard. (Positioned off the courtyard is a utility cupboard, housing boiler and providing plumbing for washer/dryer), further door to:

### Living Room



17' 3" x 13' 7" (5.26m x 4.14m) Sash window to front aspect with fitted shutters, radiator, coved cornicing, cast iron log burner with ornamental surround, variety of communication points

## Outside

### Garden, Courtyard & Parking



This property benefits from use of the surrounding gardens, predominantly laid to lawn and featuring mature hedge boundaries and the added benefit of a shed for further storage. Accessed from the ground floor kitchen-diner, a small & peaceful private courtyard can be found, ideal for an outdoor dining table/seating area.

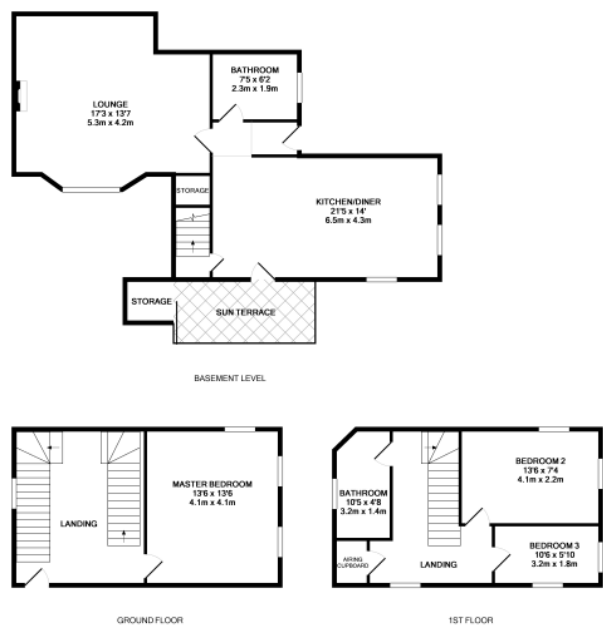
Positioned to the front of the property is the property's off-road parking and further parking is easily accessible on road, with additional residents and visitors permits available.

### Lease information

We have been informed by the current owners that this property is offered on a leasehold basis, with approximately 158 years remaining on the lease. There is a service charge payable at £130.00 PCM and ground rent payable at £100.00 PA. The residents have set the current charges to ensure reasonable amounts payable only, for the supported work needed at any given time. In the near future, there may be the possibility to purchase a share of the freehold if one desires. We do however encourage any interested party to check this information with their legal representative.

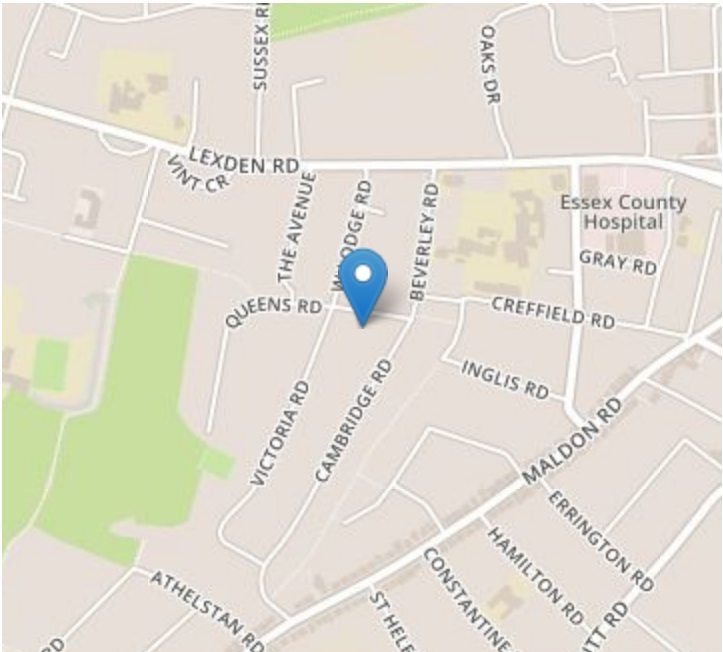
# Property Details.

## Floorplans

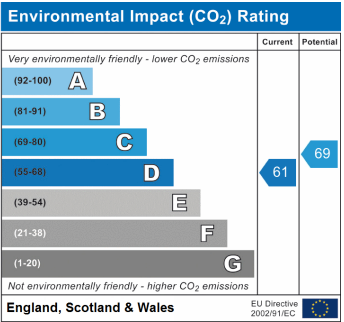
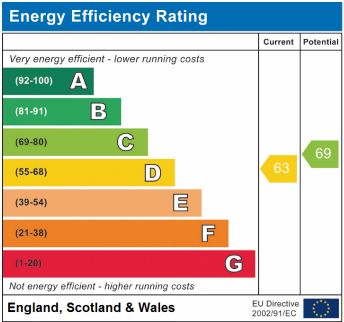


Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of items, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.