



- Prime Lexden location – one of Colchester's most desirable districts
- First-floor apartment in attractive period conversion
- Double bay-fronted character building
- Spacious reception room
- Shaker-style kitchen with integrated appliances
- Two double bedrooms
- Stylish bathroom with heritage roll-top bath
- Large communal gardens
- Residents' permit parking available
- No onward chain

## 12c Inglis Road, Colchester, Essex. CO3 3HU.

Situated in a prime Lexden location, this property lies within one of Colchester's most sought-after residential areas. Lexden is renowned for its beautiful period homes, reputable neighbourhood feel, and convenient access to the city centre. A wide range of amenities including shops, bars, and restaurants are just a short distance away, along with excellent transport links from Colchester North Station providing direct services to London Liverpool Street.



Call to view 01206 576999



# Property Details.

## First Floor

### Entrance Hall

### Kitchen



12' 7" x 8' 7" (3.84m x 2.62m)

### Living/Dining Room



16' 6" x 15' 9" (5.03m x 4.80m)

## Master Bedroom



14' 4" x 12' 7" (4.37m x 3.84m)

## Bedroom Two



13' 11" x 13' 4" (4.24m x 4.06m)

## Bathroom



13' 9" x 7' 2" (4.19m x 2.18m)

# Property Details.

## Leasehold Information

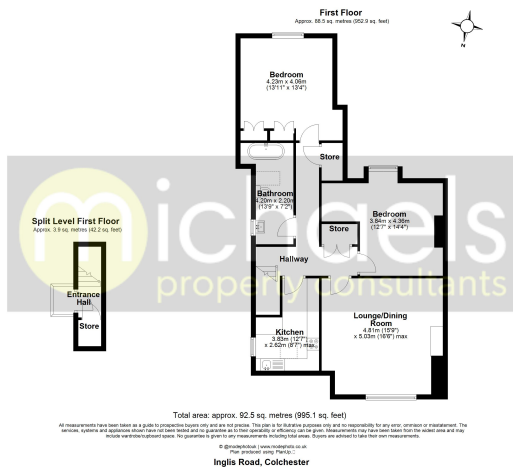


We understand this property is offered on a leasehold basis, 199 years from 1 January 1994, 166 years remaining. We understand a ground rent of circa £50.00p per annum is payable, and no service charge is payable. We ask that all interested parties confirm this information with their legal representative at an early stage of their conveyance to prevent any discrepancy.

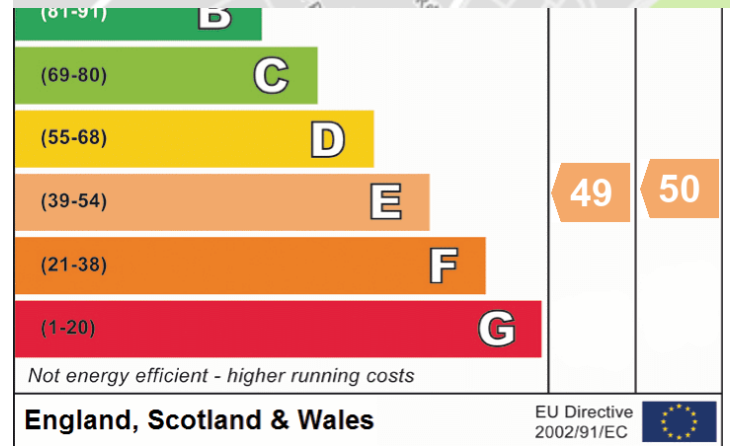
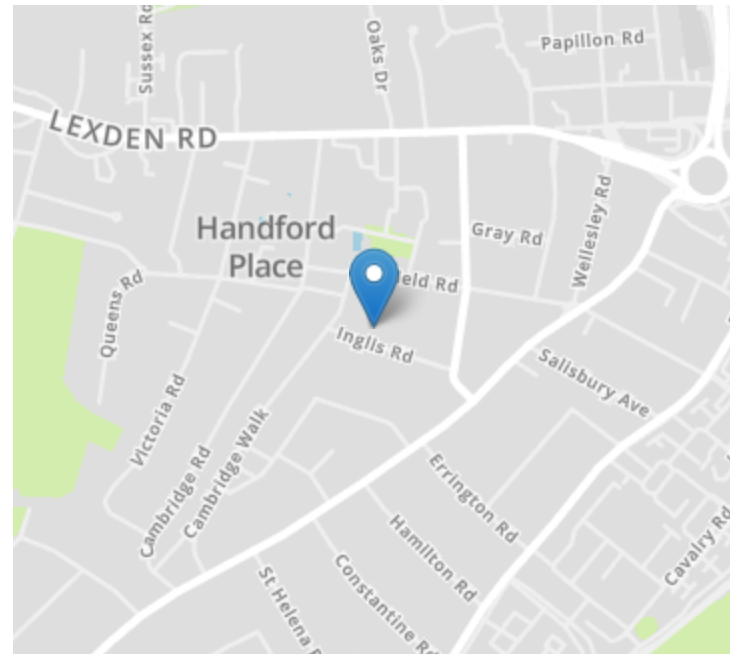
All leasehold information is provided by our vendors in good faith.

# 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.