



- Situated In Central Lexden
- Beautifully Presented And Modernised Throughout
- Spacious First Floor Apartment
- Open Plan Living/dining/Kitchen
- High Specification Kitchen & Bathroom
- Two Double Bedrooms
- Private & Low Maintenance Rear Garden
- Communal Parking

57 Sussex Road, Colchester, Essex. CO3 3QJ.

An impressive and modernised spacious first floor apartment residing in Lexden the most popular district in Colchester with its excellent school catchment, easy access to the town centre and its vast array of shops and high end restaurants, the mainline train station with links to London Liverpool Street. The current vendor has vastly improved this ideal starter home and the property is now offered in pristine condition with high end modern fittings throughout. Highlights of this contemporary apartment include two double bedrooms with the master benefiting from a walk in wardrobe, a beautiful open plan kitchen/living with the kitchen boasting high gloss Benchmarx units and fitted appliances.



Property Details.

First Floor

Entrance Hall

Karndean flooring, spot lights, radiator, storage cupboard, buzzer entry system, doors leading to;

Living Room



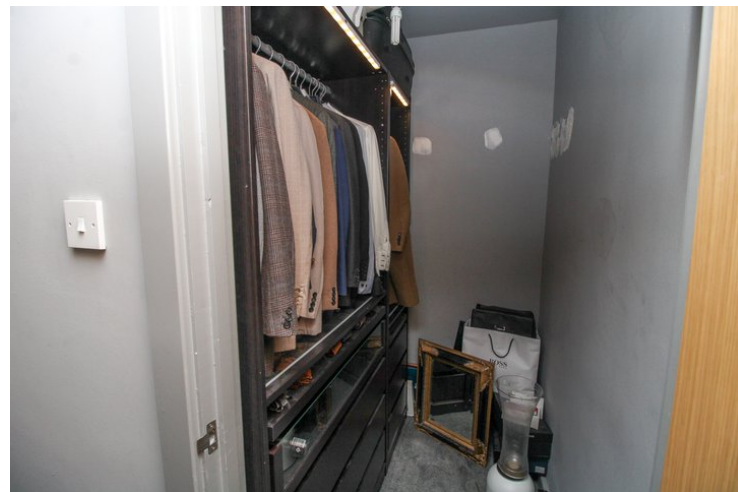
14' 14" x 15' 4" (4.62m x 4.67m) Double glazed window to front aspect, T.V and phone points, two radiators, spot lights, opening onto;

Kitchen



10' 9" x 8' 8" (3.28m x 2.64m) Double glazed window to rear aspect, solid oak work tops, high gloss bench marx wall and base units, inset sink and drainer, built in fridge, freezer, dish washer, electric oven, induction hob, over sized AEG extractor hood, microwave, tiled splash back, Karndean flooring.

Bedroom One



10' 18" x 12' 17" (3.51m x 4.09m) Double glazed window to front aspect, radiator, walk in wardrobe with light and built in storage.

Bedroom Two



12' 4" x 9' 7" (3.76m x 2.92m) Double glazed window to rear aspect, built in double wardrobe, radiator.

Property Details.

Family Bathroom



Double glazed window to rear aspect, low level WC with built in storage surround, vanity wash basin, fully tiled shower cubical with oversized shower, oversized bath with mixer taps, retro wall mounted radiator with towel rail, built in storage cupboard with plumbing for a washing machine, combi boiler and built in shelves, Karndean flooring.

Private Garden



Fully secure with gated entry, shed to remain, paved patio area with tree and shrub surround further built in storage cupboard.

Communal parking to rear on a first come first serve basis.

Lease Information

118 years remaining on the lease. Annual ground rent payable to Colchester council £10 per year.

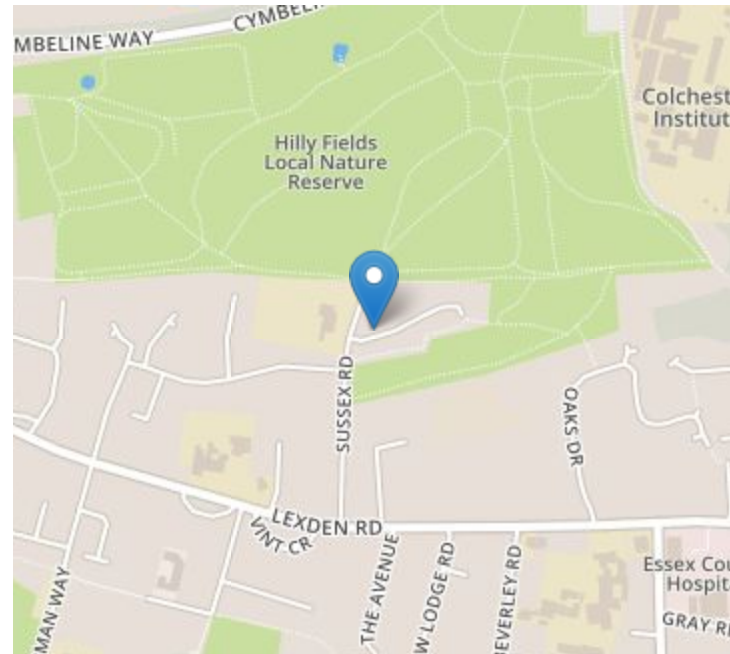
Property Details.

Floorplans

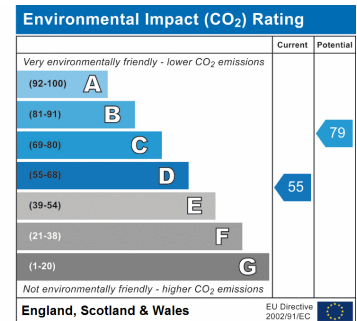
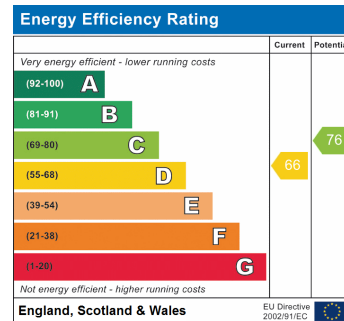


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.