



- Lexden District
- 16' Living Room
- Double Bedroom
- Modern Fitted Kitchen
- Bathroom And Cloakroom
- No Onward Chain

### 4 Jacqueline Court Lexden Road, Lexden, Colchester, Essex. CO3 3TL.

**\*\*Guide Price £130,000 - £140,000\*\*** A charming one bedroom first floor apartment forming part of this attractive grade II listed building on the ever sought after Lexden district of Colchester within walking distance of the Town, Station and Lexden Springs. The property benefits from generous accommodation throughout including a 16' living room, dual aspect double bedroom, a modern fitted kitchen, en-suite bathroom and an additional separate cloakroom. Offered with no onward chain, the property would make an ideal investment or first time purchase - Viewing strongly advised.





# Property Details.

## First Floor

### Entrance Hall



Doors to:

### Cloakroom

Low level WC, wall mounted cabinet, lighting.

### Kitchen



7' 8" x 6' 5" (2.34m x 1.96m) Tiled flooring, range of modern fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric oven and hob with extractor hood above, space for further appliances, inset sink unit, window to rear.

## Living Room



16' 3" x 13' 5" (4.95m x 4.09m) Exposed brick chimney breast, window to front.

## Bedroom



11' 9" x 11' 4" (3.58m x 3.45m) Windows to front and side, electric heater, built in wardrobe, door to:

# Property Details.

## En-Suite Bathroom



Close coupled WC, pedestal hand wash basin, panel bath with shower attachment, inset spotlights, half tiled walls, window to side.

## Outside



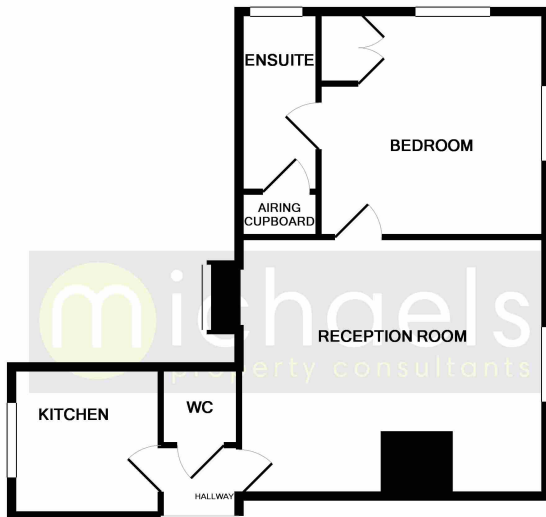
To the rear of the building there is allocated parking for one car.

## Lease

The property is offered on a leasehold basis and we are informed by our clients that there are 87 years remaining on this. We are also informed that maintenance charges are payable at £780 per annum and ground rent is payable at £225 per annum.

# Property Details.

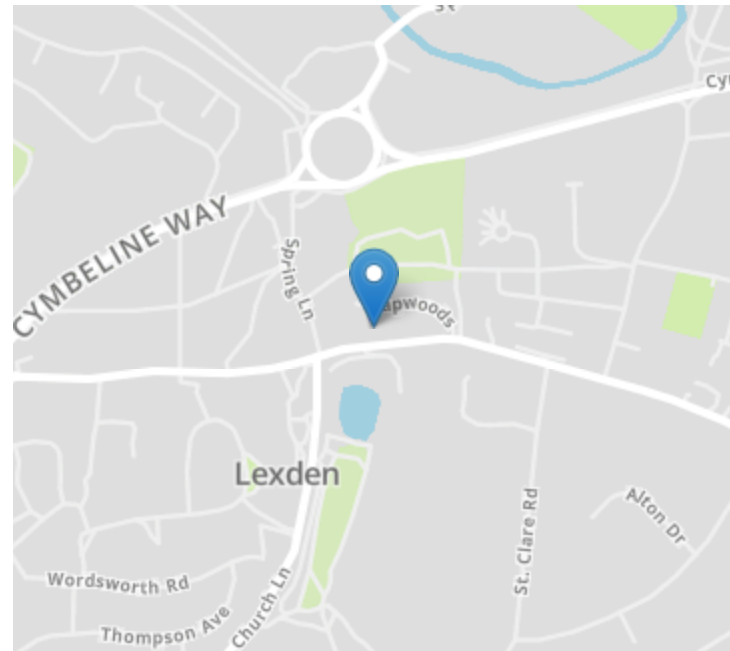
## Floorplans



TOTAL APPROX. FLOOR AREA 496 SQ.FT. (46.1 SQ.M.)

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.