



- Art Deco Design
- Rarely Available & Positioned Beautifully On A Private Crescent
- Exceptional Three Bedroom Duplex Maisonette
- Recently Refurbished Throughout To A High Specification
- Modern Fitted Kitchen With Integrated Appliances & Fully Tiled Bathrooms Throughout
- Added Benefit Of A Garage
- No Onward Chain

## 8 Vint Crescent, Lexden, Colchester, Essex. CO3 3QQ.

A very rare opportunity has arisen to purchase this exceptional FREEHOLD three bedroom duplex maisonette, positioned in arguably one of the most desirable locations within the Lexden District, off of the Lexden Road. Tucked away in an incredibly private position & enclosed by mature trees and shrubs resides this quaint & charming duplex maisonette, of which has been upgraded and refurbished throughout to the highest of standards by the current vendors.



# Property Details.

## Ground Floor

### Entrance Hall

Window to side, radiator, stairs to first floor.

## First Floor

### Landing

Spiral Staircase to second floor, window to front, radiator, electrics cupboard, spot lights, doors to:

### Living Room



14' 9" x 12' 4" (4.50m x 3.76m) Window to front and door to balcony, feature fire place, TV and telephone points, radiator, opening to:

### Dining Room

8' 7" x 7' 6" (2.62m x 2.29m) Window to side, door to landing, spot lights, opening to:

## Kitchen



11' 9" x 8' 5" (3.58m x 2.57m) Two UPVC windows to rear and side and door to balcony, range of high gloss base and eye level units with solid work surface over, two electric ovens, electric hob with extractor hood over, inset one and a half bowl sink unit with tap and drainer, integrated dishwasher and fridge/freezer, plumbing for washing machine, wood effect floor, spot lights.

## Bedroom Two



14' 0" x 11' 7" (4.27m x 3.53m) window with secondary glazing to front, two built in wardrobes, radiator, spot lights.

## Bedroom Three

11' 9" x 11' 7" (3.58m x 3.53m) Window to rear, built in wardrobes, radiator, spot lights.

# Property Details.

## Shower Room



UPVC window to rear, low level WC, vanity wash hand basin, double walk in shower cubicle, fully tiled walls, chrome heated towel rail, extractor fan, spot lights.

## EnSuite Bathroom



Velux window to rear, low level WC, vanity wash hand basin, double walk in shower cubicle, fully tiled, chrome heated towel rail, extractor fan, spot lights.

## Second Floor

### Master Bedroom



Velux window to rear, three eaves storage cupboards, radiator.

## Communal Gardens, Parking & Garage



As mentioned within our description, this duplex maisonette benefits from the most beautiful of communal gardens. Accessible via a private road and enclosed by mature shrubs, trees and hedge borders, the grounds of Vint Crescent are exceptionally well maintained and features a large lawn area. The sun positions across the front of the property for the majority of the afternoon, allowing for maximum daylight. Parking can be found along the crescent, which is easily accessible and available with a residents permit. The property benefits from a garage to the rear of the maisonette, with an up and over door.

## Additional Information

We have been advised by our clients that this maisonette is offered with the rare tenure of freehold, which for this design of property is very unusual but a fantastic benefit for any prospective purchaser to acquire. We have also been informed that the additional bedroom, formed by the loft room (3 bedrooms in total) is compliant with all building regulations and the relevant approved planning documents. We do however advise that any prospective purchasers confirm this information with their chosen legal representative.

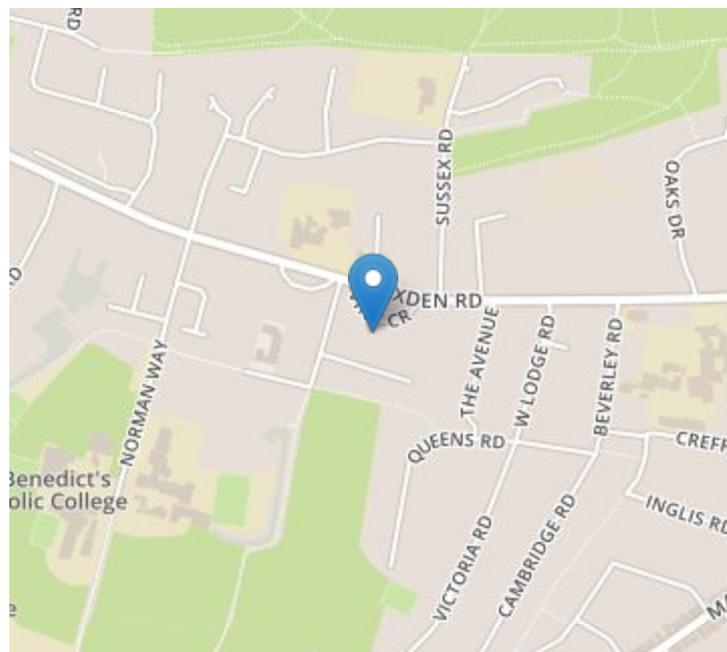
# Property Details.

## Floorplans

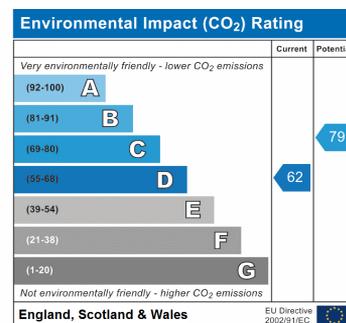
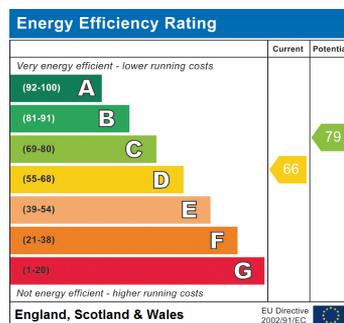


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropac (2017)

## 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.