



**1, Alexandra Court, Victoria Road,  
Lexden, Colchester, Essex. CO3 3NX.**

**\*\*Guide Price £275,000 - £300,000\*\*** A rare opportunity to acquire a two bedroom ground floor apartment in the heart of one of Colchester's most desirable postcode locations, Lexden. Set within a peaceful residential street of which home to an array of picturesque family homes, this apartment offers life on one level to a high standard and provides a deceptive amount of space. It is also complete with the added luxury of a conservatory, private garden & garage. It's set up is favourable also, a share of the freehold is on offer, equally retained and divided between the three properties that make up 'Alexandra Court', whilst also ensuring it's maintenance costs are kept to a minimum on a 'right to manage' basis. Viewings are encouraged to appreciate all this home has to offer.

- A Deceptively Spacious Ground Floor Two Bedroom Apartment
- Desirable Lexden Location
- Garage & Private Garden
- Added Luxury Of A Conservatory
- Two Double Bedrooms
- Two Reception Rooms
- Shower Room
- Separate W.C.
- Kitchen With Breakfast Bar & Space For Appliances
- Offered With No Onward Chain - Early Viewing Advised!



# Property Details.

## Ground Floor Apartment

### Entrance Hall

1.03m x 7.5m (3' 5" x 24' 7") Entrance door to side aspect, inset coconut matt, wood effect floor, radiator x2, wall mounted lights, storage cupboard x2, doors to:

### Kitchen



3.1m x 3.23m (10' 2" x 10' 7") Window to side aspect, wood effect flooring, breakfast bar, radiator, variety of base and eye level fitted units with work surfaces over, splash back, space for appliances such as; washing machine, electric oven, fridge/freezer, glazed door to conservatory

### Conservatory

Windows to all aspects, tiled floor, patio doors to rear aspect (leading to rear garden)

### Dining Room



3.31m x 3.17m (10' 10" x 10' 5") Window to front aspect, radiator, communication points

### Living Room



5m x 3.6m (16' 5" x 11' 10") Window to front aspect, radiator, feature fireplace, communication points

### Shower Room



Window to side aspect, chrome wall mounted towel rail, vinyl tiled flooring, vanity wash hand basin, shower cubicle, W.C.

# Property Details.

## Bedroom One



3.77m x 3.77m (12' 4" x 12' 4") Window to rear aspect, radiator

## Bedroom Two



3.7m x 2.47m (12' 2" x 8' 1") Window to rear aspect, radiator, vanity wash basin

## W.C.

Window to side aspect, radiator, wood effect floor, wash basin, W.C., tiled walls

## Leasehold Additional Information



Although the property tenure is classed as leasehold, the property is offered with the added advantage of being 'share of freehold'. The leasehold title was 5000 years from 16th September 1970, with approximately 4949 years remaining. We understand that each resident holds an equal share of the freehold title. The property is offered on a right to manage basis, meaning if any remedial or improvement works are required, the residents collectively come together to cover the cost.

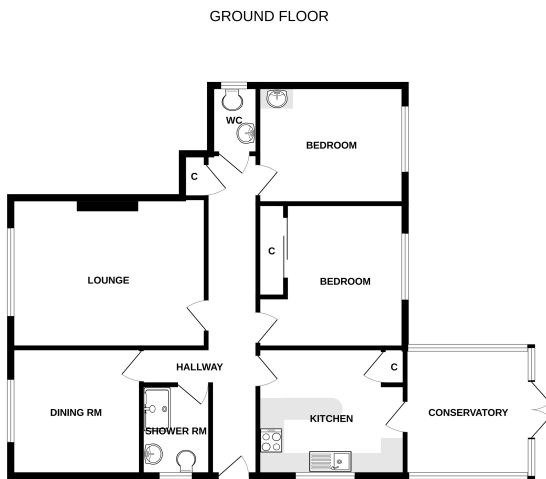
We advise all interested parties confirm this information with their respective solicitors at an early stage of their conveyance, to prevent any discrepancy. All information is provided to us by our clients in good faith and to the best of their understanding.

## Additional Information

Please be advised the EPC has been ordered and floorplan will be uploaded to the property listing imminently.

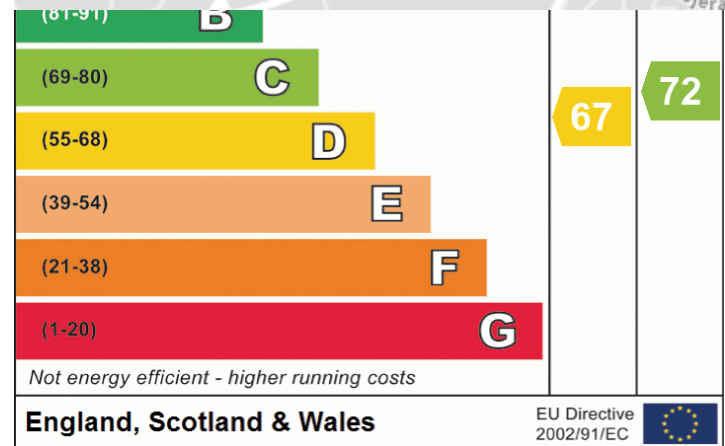
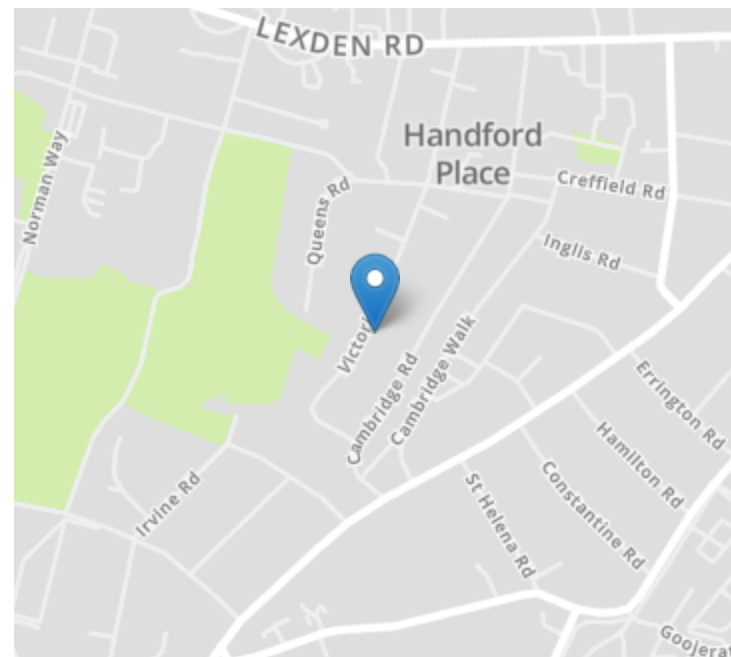
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## Floorplans



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other facts are approximate and not to be relied upon for any purpose. The purchaser is advised to verify the accuracy of the floorplan and any other facts by a professional surveyor. The purchaser is advised to verify the accuracy of the floorplan and any other facts by a professional surveyor. The purchaser is advised to verify the accuracy of the floorplan and any other facts by a professional surveyor.

## 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.