



- Penthouse Apartment
- Fabulous Central Lexden Position
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Living/Dining Space
- 1,200 Square Foot
- Two Allocated Parking Spaces
- No Onward Chain

Apartment 6, The Limes Sanders Drive, Lexden, Colchester, Essex. CO3 3SJ.

A truly beautiful two bedroom penthouse apartment forming part of this luxurious development, in the very heart of Lexden and within walking distance of the Town, Station and some of the finest schools in the country. The property was designed and built to an excellent specification in 2008 and boasts an array of spacious, elegant accommodation throughout, totalling just under 1,200 square feet. The feeling of space is immediate when walking into the 20' reception hall and is mirrored throughout with high ceilings in every room. The property boasts two large double bedrooms, two luxury bathrooms, stunning open plan living & dining spaces and a stylish fitted kitchen, complete with a utility area.



Property Details.

Second Floor

Reception Hall

An impressive 20' hall space featuring high ceilings, access to private loft space, inset spotlights and doors to:

Dining Room



10' 8" x 9' 9" (3.25m x 2.97m) Radiator, UPVC window to side, open plan to:

Living Space



19' 2" x 16' 8" (5.84m x 5.08m) Radiator, two UPVC windows to rear, inset spotlights, double doors to:

Kitchen



11' 1" x 9' 1" (3.38m x 2.77m) Tiled flooring, radiator, range of contemporary fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric stainless steel oven and gas hob with extractor hood above, built in fridge/freezer and dishwasher, inset sink unit with right hand drainer, UPVC window to rear, inset spotlights, open to:

Utility Room

Tiled flooring, further fitted units, built in washing machine, Velux window to front, large airing cupboard housing water cylinder.

Master Bedroom



20' 4" x 10' (6.20m x 3.05m) Radiator, UPVC window to front, inset spotlights, door to:

Property Details.

En-Suite



Tiled flooring, half tiled walls, chrome heated towel rail, low level WC, pedestal hand wash basin, walk in double shower cubicle with fully tiled surround and integrated shower, inset spotlights, extractor fan.

Bathroom



Tiled flooring, half tiled walls, chrome heated towel rail, low level WC, pedestal hand wash basin, panel bath with fully tiled surround and integrated shower over, inset spotlights, extractor fan.

Bedroom Two



12' 3" x 10' 9" (3.73m x 3.28m) Radiator, UPVC window to side.

Outside



As previously mentioned the block itself is surrounded by attractive greenery and mature trees, with delightful communal gardens. The property benefits from two allocated parking spaces, further visitors spaces are available on a first come, first serve basis.

Lease

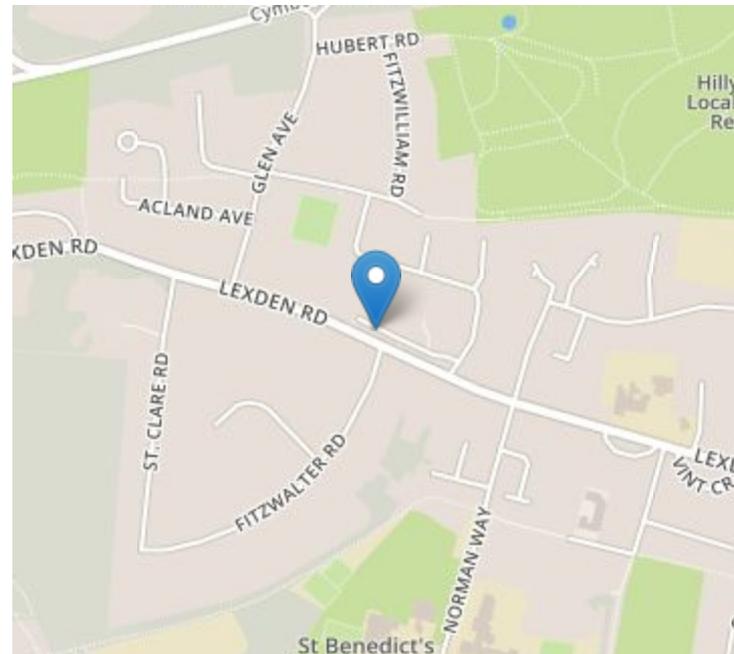
The property is offered on a leasehold basis and we are informed by our client that there is approximately 987 years remaining on this. The service charge invoice for the year 2017/2018 this year going forward until March 31st 2018 s £148.19 per month, equal to £889.15 per half year. This charge also includes building insurance. We do however advise all interested parties to check this information with their solicitor.

Property Details.

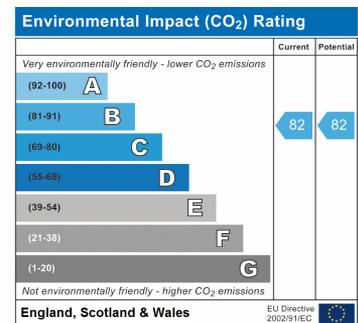
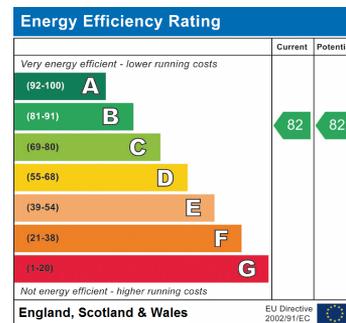
Floorplans



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.