



- No Onward Chain
- Spacious Apartment
- Two Bedrooms
- Newly Installed Bathroom
- Garage
- Popular Location
- Brand New Double Glazing Throughout

3 Bentley Court, Sussex Road, Lexden, Colchester, Essex. CO3 3QX.

This spacious first floor apartment is located in the heart of popular Lexden within walking distance to Colchester town centre, Colchester north station and also offers fantastic bus routes. The apartment offers a generous living/dining area, with modern fitted kitchen, two sizeable bedrooms and a newly installed family bathroom. The property has the added benefit of garage en bloc, communal gardens and communal parking to the rear with residents only parking on the road and brand new double glazing installed throughout. Internal inspection is highly recommended, offered with no onward chain.



Property Details.

Communal entrance hall

Stairs rising to first floor.

Entrance Hall

Wood laminate flooring, storage heater, doors leading to;

Lounge/diner



19' 8" x 11' 3" (5.99m x 3.43m) Double glazed window to front and side aspects, two storage heaters, TV and phone points.

Kitchen



9' 1" x 8' 6" (2.77m x 2.59m) Double glazed window to side aspect, a range of wall and base units over an area of room top work surface, inset stainless steel sink and drainer, built in electric oven with electric hob and extractor hood over, space for appliances, tile splash backs.

Bedroom One



12' 0" x 9' 9" (3.66m x 2.97m) Double glazed window to front aspect, storage heater, airing cupboard.

Property Details.

Bedroom Two



12' 5" x 6' 9" (3.78m x 2.06m) Double glazed window to front aspect, storage heater.

Family Bathroom



Low level WC, wash hand basin, panel bath with electric shower over, part tiled walls, electric heater, laminate wood style floors.

Outside

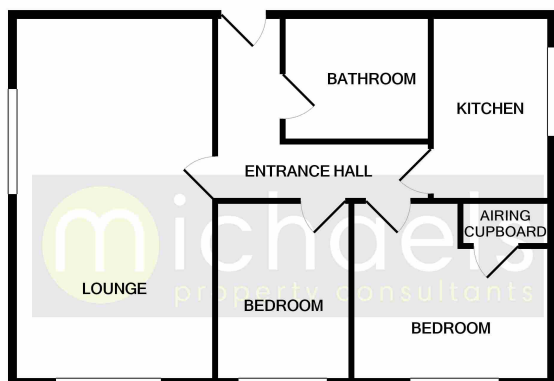
The property offers a communal garden to the rear with communal washing lines and bin store. There is a car park to the rear with residents only parking on the road and the added benefit of a garage en bloc.

Lease Information

There is 950 years remaining on the lease, the ground rent payable every 6 months at a cost of £7.50, there are no maintenance charges.

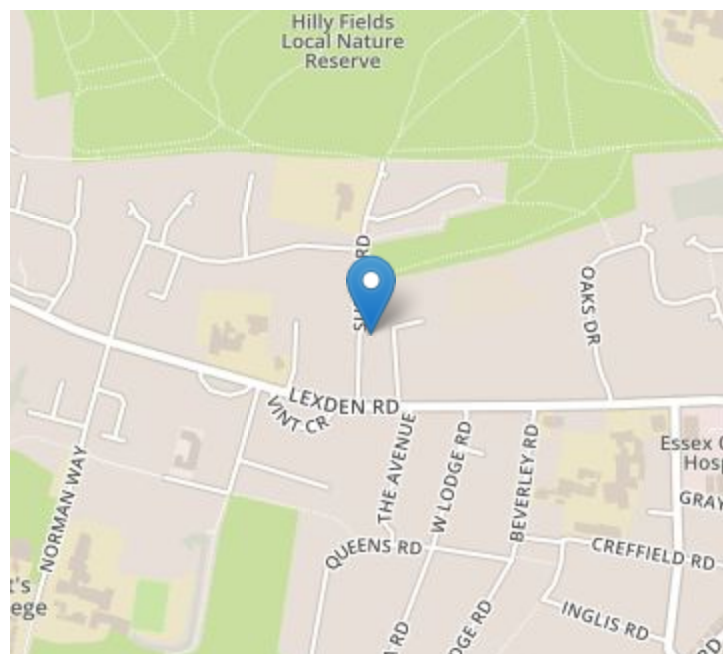
Property Details.

Floorplans

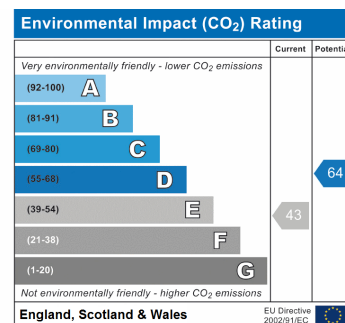
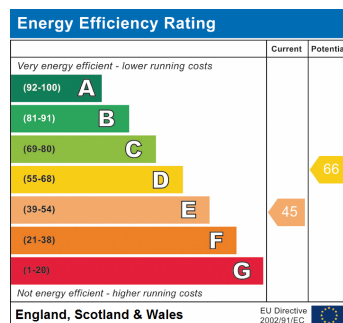


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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