



- Exceptional Three Bedroom Apartment
- Period Charm Throughout, Victorian Conversion
- Rarely Available & Positioned On Arguably One Of Lexden's Finest Roads
- Separate Family Bathroom
- Private Parking
- High Specification Fitted Kitchen
- Master Bedroom Featuring En-Suite Bathroom

1 Holmwood, Beverley Road, Colchester, Essex. CO3 3NG.

Set within one of Lexden's most desirable roads and situated within this spectacular Victorian conversion, is this luxurious three bedroom apartment, beautifully occupying the first floor of this charming building. Providing an abundance of period charm throughout and retaining many historic features, this apartment is presented to market in excellent order. This apartment allows for versatile living and commences with a welcoming entrance hall with the added benefit of a large cupboard, leading to the most impressive of reception rooms.



Property Details.

First Floor Apartment

Entrance Hall

Entrance door, large storage cupboard, radiator, further doors to:

Cloakroom

5' 4" x 3' 6" (1.63m x 1.07m) Window to rear aspect, wash hand basin, low level w.c, tiled splash back, wood effect floor

Family Bathroom



12' 8" x 5' 5" (3.86m x 1.65m) Window to rear aspect, wood effect floor, heritage style wash hand basin, feature heritage style heated towel rail, panel bath with shower attachment, tiled splash backs, double width walk in shower cubicle

Kitchen/Diner



11' 8" x 9' 5" (3.56m x 2.87m) Window to side aspect and door to side aspect leading to fire exit, radiator, wood floor throughout, range of modern fitted base and eye level units with walnut working surfaces over, inset porcelain one and half sink, integrated electric fan assisted oven and grill, inset electric hob with extractor fan over, integrated fridge/freezer, integrated dishwasher, washing machine and breakfast bar

Master Bedroom



15' 7" x 12' 8" (4.75m x 3.86m) Window to side aspect with feature window shutters, radiator, radiator, storage cupboard and wardrobe, door to en-suite bathroom:

Property Details.

En-suite Bathroom



9' 7" x 2' 11" (2.92m x 0.89m) Wood flooring throughout, shower with tiled wall behind, low level W.C, wash hand basin, heated towel rail

Living Room



17' 2" x 16' 6" (5.23m x 5.03m) windows to front and side aspect, x2 radiators, storage cupboard, communication input/output points

Bedroom Two



12' 11" x 12' 8" (3.94m x 3.86m) Window to front aspect with wooden shutters radiator, storage cupboard

Bedroom Three

13' 3" x 6' 6" (4.04m x 1.98m) Window to front aspect, radiator

Outside & Parking



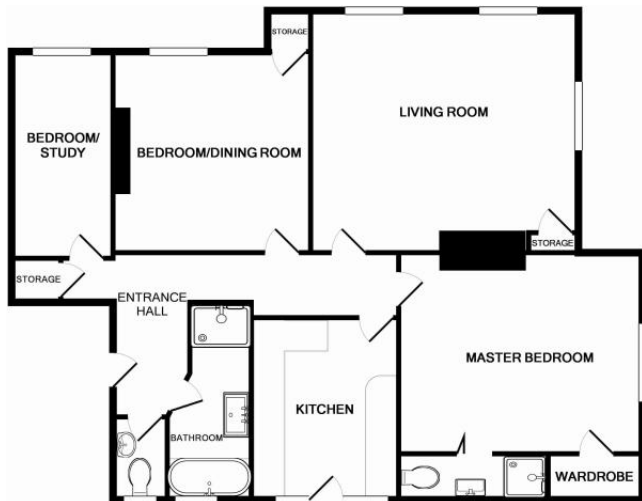
As previously mentioned, this property benefits from allocated parking for two vehicles in a communal parking area, positioned privately by a handsome brick wall, cast iron railings and landscaped borders.

Tenure

This property is offered on a leasehold basis and has the added benefit of a share of freehold. All residents own a percentage of the freehold. The maintenance charge payable is approximately £80.00 PCM. We do however advise that all prospective purchasers confirm this information with their legal representatives.

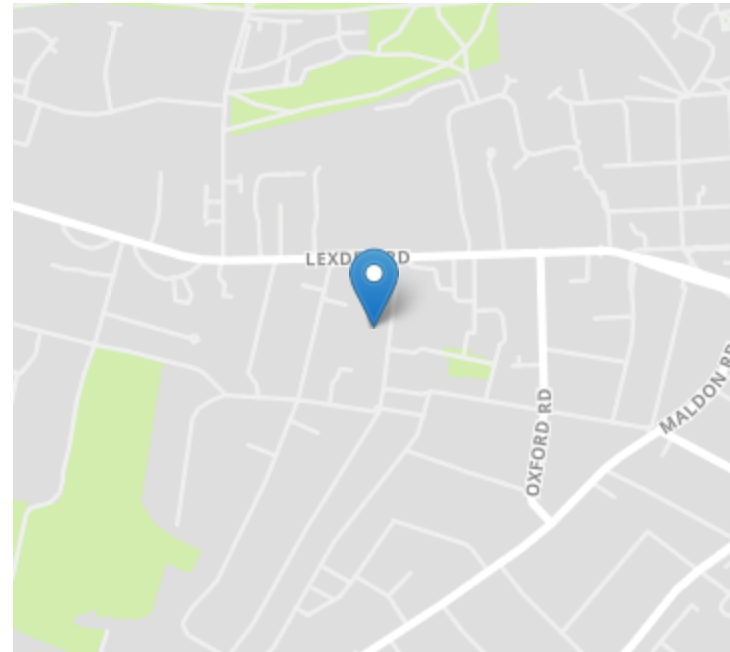
Property Details.

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.