



- Colchester City Centre Position, Close To Station & Amenities
- Ideal For A First Time Buyer Or Working Professional
- En Suite To Master Bedroom & Second Bedroom
- Open Plan Kitchen/Dining Area/Living Area
- Allocated Parking & Visitor Permit Parking
- An Excellent Example Of A Modern Duplex Apartment
- Excellent Condition Throughout
- Breakfast Bar

### 3 7, Lacerta Court, Londinium Road, Colchester, Colchester, Essex. CO2 7NU.

Situated in the heart of Colchester's city centre, just moments from a wealth of amenities, transport links and green spaces, lies this impressive three-bedroom duplex apartment. Perfectly placed to enjoy Colchester's vibrant lifestyle, residents are within easy reach of bars, restaurants, leisure facilities, as well as the historic Castle Park and Colchester Castle itself. Passing through the iconic St John's Abbey Gate, Colchester City Station is just five minutes away, offering direct connections to London Liverpool Street in under an hour.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Bathroom



7' 4" x 6' 1" (2.24m x 1.85m)

### Bedroom Three



13' 4" x 9' 2" (4.06m x 2.79m)

### Galleried Landing

19' 7" x 18' 8" (5.97m x 5.69m)

### Study Area

19' 7" x 10' 4" (5.97m x 3.15m)

### Bedroom Two



12' 6" x 9' 4" (3.81m x 2.84m)

### En Suite



### Kitchen Area



18' 8" x 7' 7" (5.69m x 2.31m)

# Property Details.

## Living Area/Dining Area



18' 8" x 11' 8" (5.69m x 3.56m)

## Master Bedroom



12' 4" x 10' 4" (3.76m x 3.15m)

## En Suite

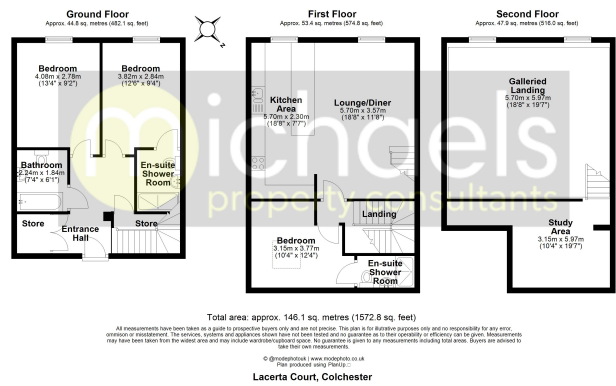


## Agents Notes & Lease Information

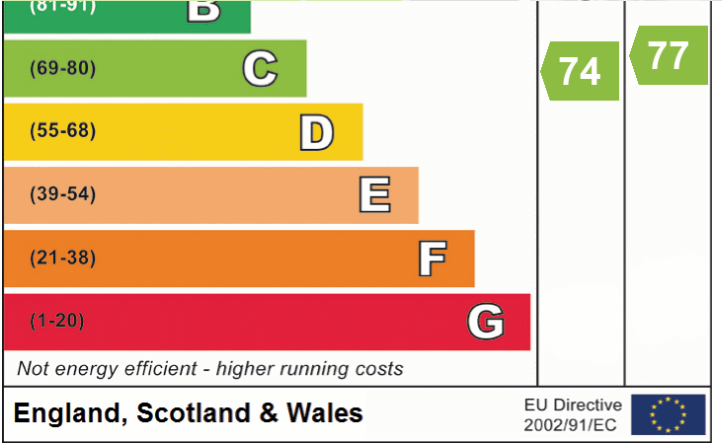
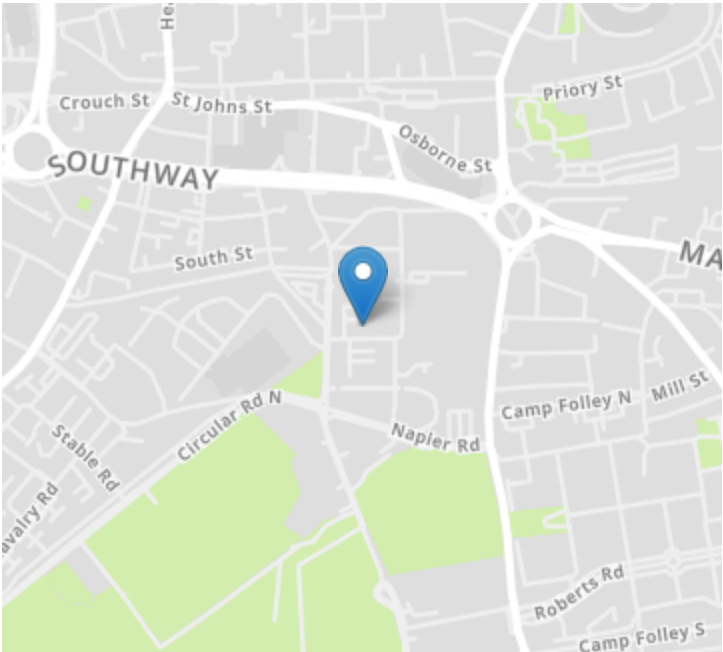
We have been advised by the seller that there is 240 years left on the lease, with a service charge of £1600 per annum, this does include the ground rent, however we are aware that the ground rent is approximately £250 per annum. However we do always advise that all buyers are to clarify this information with their solicitor.

# Property Details.

## Floorplans



## 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.