



- Victorian Conversion In The Heart Of Lexden
- Double One Bedroom Apartment
- Large Open Plan Lounge/Diner
- Split Level Accommodation
- Rarely Available & Positioned On Arguably One Of Lexden's Finest Roads
- Modern Kitchen And Bathroom Suite
- Period Charm Throughout
- Allocated Parking

Call to view 01206 576999



Flat 7, 6 Victoria Road, Colchester, Essex . CO3 3NT.

Set within one of Lexden's most desirable roads and situated within this spectacular Victorian conversion, is this one bedroom top floor apartment offered with NO ONWARD CHAIN. Set in the heart of Lexden and within moments of exceptional schools and access in to Colchester's Town Centre & Crouch Street, offering an array of boutiques, shops and independent retailers, it makes the ideal apartment for the working professional, couple or investment buyer. Internally this split level apartment offers a generous sized double bedroom, 18' lounge/diner, a fitted modern bathroom and kitchen, a basement ideal for storage and off road parking.



Property Details.

Top Floor Apartment (Second Floor)

Communal Entrance

With door to;

Entrance Hall

With storage cupboard, doors leading to;

Kitchen



6' 8" x 9' 7" (2.02m x 2.92m) With stairs leading down to; Solid oak flooring, sash window to side, window to rear aspect, radiator, a range of eye and base level units with roll top work surfaces over, inset stainless steel sink and drainer unit with mixer tap, integrated electric oven and hob with extractor fan over, space for appliances, space for appliances, inset sink with drainer, wall mounted boiler.

Lounge/Diner



18' 2" x 15' 2" (5.54m x 4.63m) With sash window to front aspect, radiator, feature brick fire place, coving to ceiling.

Property Details.

Double Bedroom



13' 1" x 11' 4" (3.98m x 3.45m) With sash window to front aspect, radiator, coving to ceiling.

Bathroom



Low level WC, pedestal wash hand basin, panel bath with shower and screen over, part tiled walls.

Outside

Communal Gardens And Parking



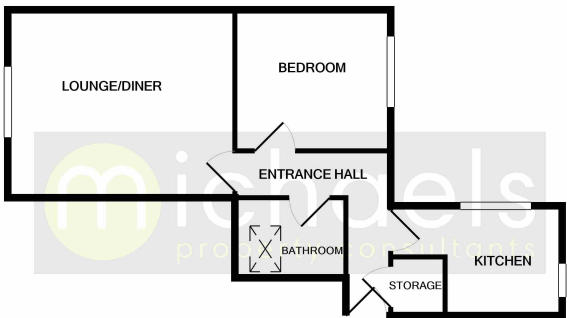
Charming communal gardens available to the front and rear of the block of apartments with one allocated parking space.

Basement

Access to the basement via car park. Ideal for storage.

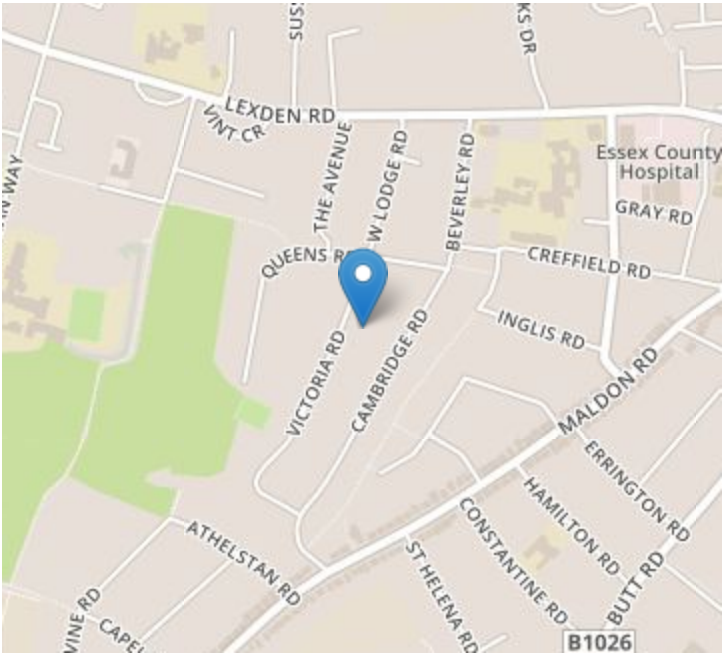
Property Details.

Floorplans

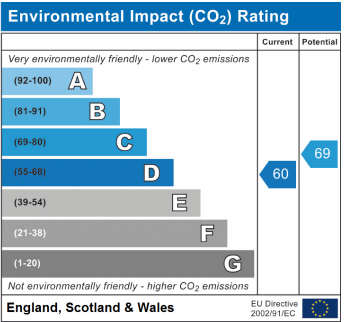
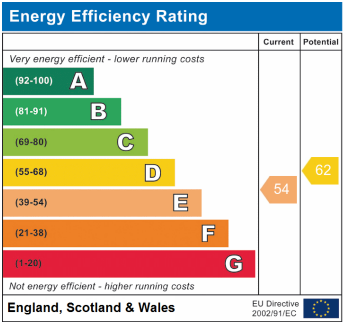


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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