



- Exceptional Example Of A First Floor One Bedroom Apartment
- In The Pinnacle Of Lexden
- Set Within Grounds Of A Prestigious Period Building
- Luxury Tiled Shower Room
- Impressive Master Bedroom
- Bespoke Cabinetry & A Wealth Of Storage
- Open-Plan Living & Kitchen Area
- Featured Window Shutters
- Stylish Fitted Kitchen
- Allocated Residents Parking & Visitors Parking Available

Flat 5 Beech Tree Lodge, Lexden Road, Colchester, Colchester, Essex. CO3 3RA.

Situated within the highly regarded Lexden area of Colchester, this beautifully presented one-bedroom first floor apartment forms part of the exclusive Beech Tree Lodge development, offering spacious and well-balanced accommodation in one of the city's most sought-after locations. Positioned along the ever-desirable Lexden Road, the property enjoys a peaceful yet highly convenient setting, within easy reach of Colchester's historic city centre, a range of local amenities, and excellent transport links including mainline stations providing direct services to London Liverpool Street.



Call to view 01206 576999



Property Details.

First Floor Apartment

Entrance Hall

Living Room/Dining Room



18' 8" x 14' 3" (5.69m x 4.34m)

Kitchen



12' 6" x 7' 0" (3.81m x 2.13m)

Property Details.

Bedroom One



16' 6" x 12' 6" (5.03m x 3.81m)

Shower Room



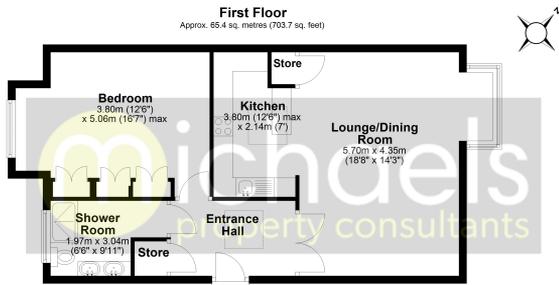
9' 11" x 6' 6" (3.02m x 1.98m)

Lease Information

We understand a long term lease is on offer, with the original lease commencing from 999 years in 2007, with 980 years remaining. A maintenance charge and ground rent is applicable, please contact a consultant to confirm approximate figures. We do strongly advise that all interested parties confirm this information with their respective solicitors at an early stage of their conveyancing, to prevent any discrepancy.

Property Details.

Floorplans



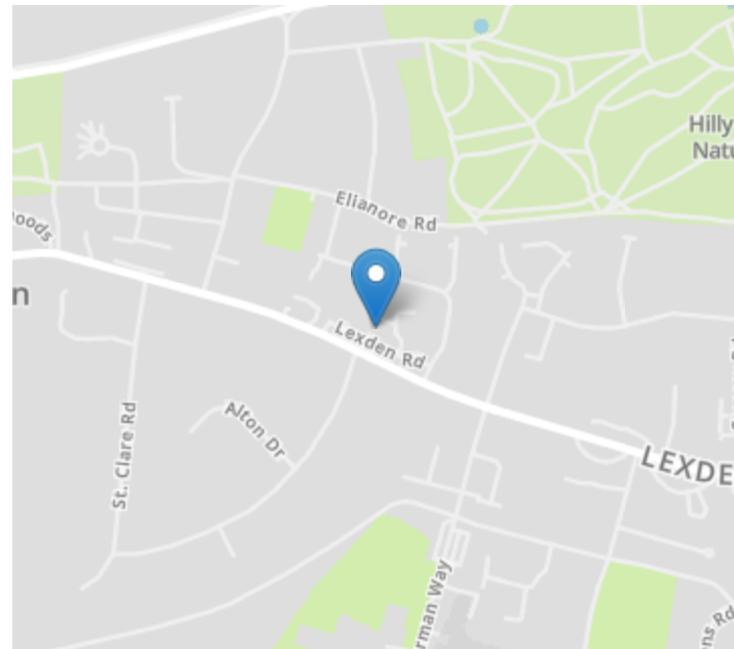
Total area: approx. 65.4 sq. metres (703.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe-closeted space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Beech Tree Lodge, Colchester

Location



(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.