



- No Onward Chain
- West Colchester Location - Close To An Array Of Shops, Amenities, Schooling & Transport Links
- Ideal First Home Or Investment Purchase
- Two Bedroom First Floor Apartment
- Two Excellent Bedrooms
- Bathroom
- Fitted Kitchen With Space For Appliances
- Large Living Room
- Communal Gardens
- Communal Parking

Call to view 01206 576999



Flat 4 Lexden Place, Halstead Road, Colchester, Colchester, Essex. CO3 9FD.

****Guide Price £160,000 - £170,000**** Offered to the market with no onward chain, presenting itself as the ideal first-time purchase or investment and nestled in a peaceful cul-de-sac position sits this excellent apartment block, housing this well-proportioned two bedroom apartment. Situated to the West of Colchester on the popular Stanway/Lexden border, it positioned favourably and within close proximity to an array of useful amenities, shops and well-connected to the city centre by a frequent bus network. Highlights of this apartment include a welcoming entrance hall, two excellent double bedrooms, fitted kitchen with space for appliances and a large and inviting reception room. Parking is easily accessible on a first come first serve basis, with more than sufficient of parking on offer. A well-manicured communal garden surrounds the property, exclusively for the use of residents.



Property Details.

First Floor Apartment

Entrance Hall

Master Bedroom



11' 0" x 10' 10" (3.35m x 3.30m) Window to front aspect, wall mounted electric heater

Bedroom Two



9' 8" x 6' 2" (2.95m x 1.88m) Velux style window, wall mounted electric heater

Kitchen

10' 10" x 7' 8" (3.30m x 2.34m) Fitted kitchen comprising of a range of base and eye level fitted units with work surfaces over, inset oven, four ring hob and extractor fan over, tiled splashback, inset sink, tap and drainer, space and plumbing for appliances

Bathroom



6' 4" x 6' 6" (1.93m x 1.98m) Vanity basin with tiled splashback, wall mounted chrome towel rail, panel bath with shower over and screen

Reception Room



14' 6" x 9' 7" (4.42m x 2.92m) Window to front aspect, wall mounted electric heater

Leasehold Information

This apartment is offered on a leasehold basis, 125 years from 24 June 1993, with approximately 93 years remaining on the lease term. We have been advised that a ground rent is payable at approximately £200.00p per annum and an annual service charge of approximately £1600 per annum. We advise all interested parties to confirm this information with their legal representative at an early stage of their conveyance, to prevent any discrepancy.