



- Stunning First Floor Apartment
- Gated Development
- Only 21 Properties
- Lift Access
- Highly Sought After Lexden Location
- High Specification Throughout
- Two Excellent Size Bedrooms
- En-Suite And Family Bathroom
- Allocated Parking

4 Ruth King Close, Lexden, Colchester, Essex. CO3 3FA.

Set within a private and exclusive development is this stunning first floor apartment, situated in the heart of arguably Colchester's most desirable location, Lexden. Set securely behind cast iron electric gates, this apartment has been finished to an excellent standard throughout and offers brilliant access to the Town Centre, is surrounded by some of the countries finest schools and sits within a short walk to Hilly Fields Nature Reserve boasting a wonderful 80 acre green with scenic walks and nature trails. Offering the perfect combination of contemporary private living with a range of superb amenities on your doorstep.



Property Details.

First Floor Apartment

Entrance Hall

With storage cupboard, airing cupboard, radiator and doors to;

Open Plan Kitchen/Lounge/Diner



29' 4" x 16' 5" (8.94m x 5.00m) With three UPVC double glazed windows to front, two radiators, TV point.

Kitchen: Offers matching base and eye level units, one and a half stainless steel sink bowl with drainer, integrated fridge/freezer, dishwasher, microwave, oven and four ring gas hob with extractor above.

Property Details.

Bedroom One



14' 10" x 12' 0" (4.52m x 3.66m) With UPVC double glazed window to rear, built in wardrobes, radiator, door to;

Bedroom Two



11' 9" x 11' 4" (3.58m x 3.45m) With UPVC double glazed window to rear, radiator, built in wardrobes.

En-Suite



Low level WC, wash hand basin, enclosed shower cubicle, chrome heated towel rail and obscured double glazed window to side.

Bathroom



Low level WC, wash hand basin, panelled bath with shower over and chrome heated towel rail.

Outside

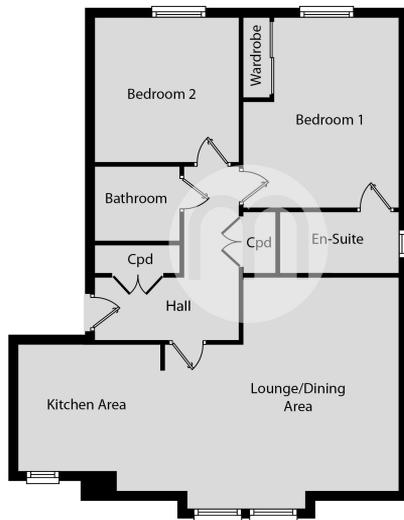
The property benefits from having two allocated parking spaces, along with further visitors bays available on a first come, first serve basis. There is also access to communal grounds and gardens.

Lease Information

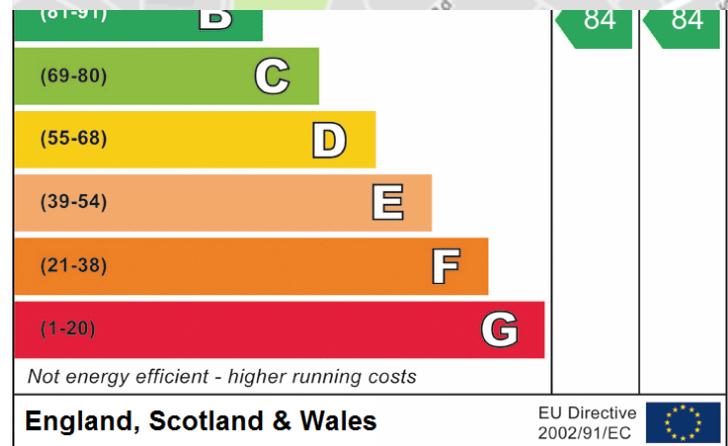
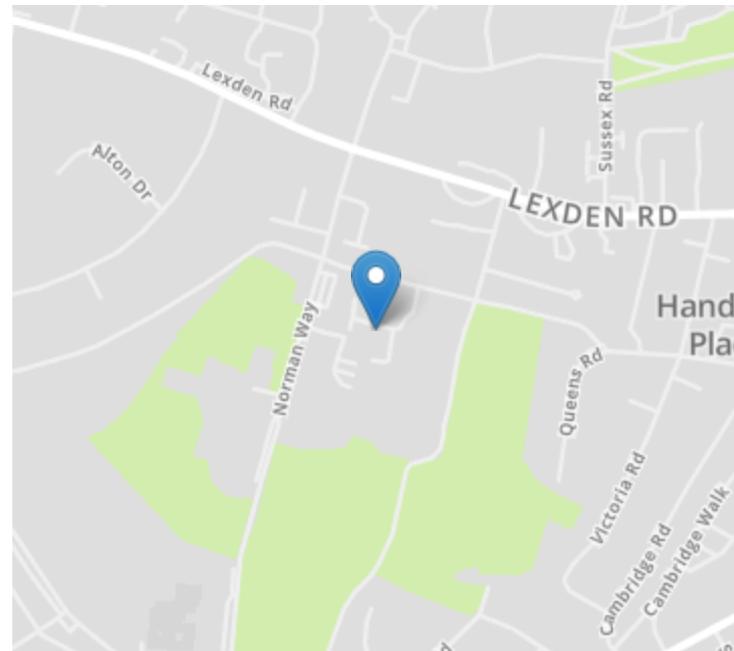
We have been informed by our vendors that the property is offered on a leasehold basis. We do strongly advise that all parties confirm this information with their legal representative.

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.