



- Suitable For A First Time Buyer Or Working Professional
- A Prime Example Of A Modern Ground Floor Apartment
- Exceptional Condition Throughout
- A Modern Kitchen With Integrated Appliances
- Located In The Highly Regarded Lexden Area
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Modern Shower Suite
- High Ceilings Throughout

Flat 2, 60 Creffield Road, Colchester, Colchester, Essex. CO3 3HY.

Set within one of Lexden's most desirable roads and situated within this spectacular Victorian conversion, is this one bedroom ground 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 City 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.



Property Details.

Ground Floor

Hallway

Main door into hallway, radiator, storage cupboard, door to:

Open Plan Living Room/Dining Area/Kitchen



16' 9" x 14' 5" (5.11m x 4.39m) Full range of base and eye level units, work surfaces and cupboards, integrated fridge/freezer, washing machine and dishwasher, wood effect flooring, large sash windows to front and side aspects, tiled splash back, spot lighting.

Property Details.

Master Bedroom



13' 5" x 11' 0" (4.09m x 3.35m) Sash window to front aspect, radiator, inset built in soft close wardrobes.

Shower Room



9' 2" x 6' 7" (2.79m x 2.01m) Low level W.C, vanity wash basin, half tiled walls, UPVC window to rear aspect.

Outside



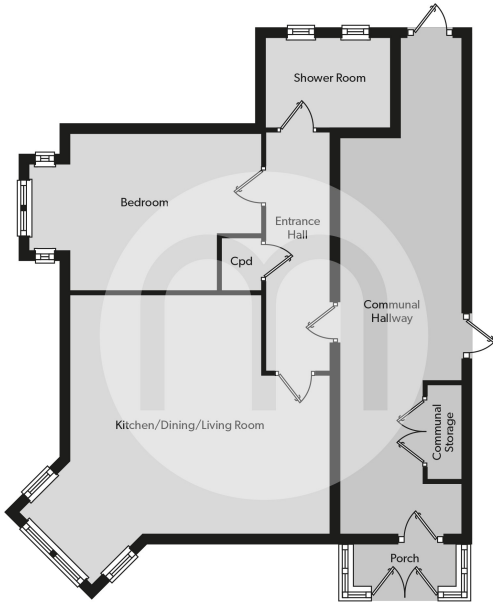
Externally the property offers an allocated parking space with its own electric car charging point. Further to the front of the property offers its own garden area, which is mainly laid to lawn and patio surrounded by shrubs and bushes.

Agents Notes

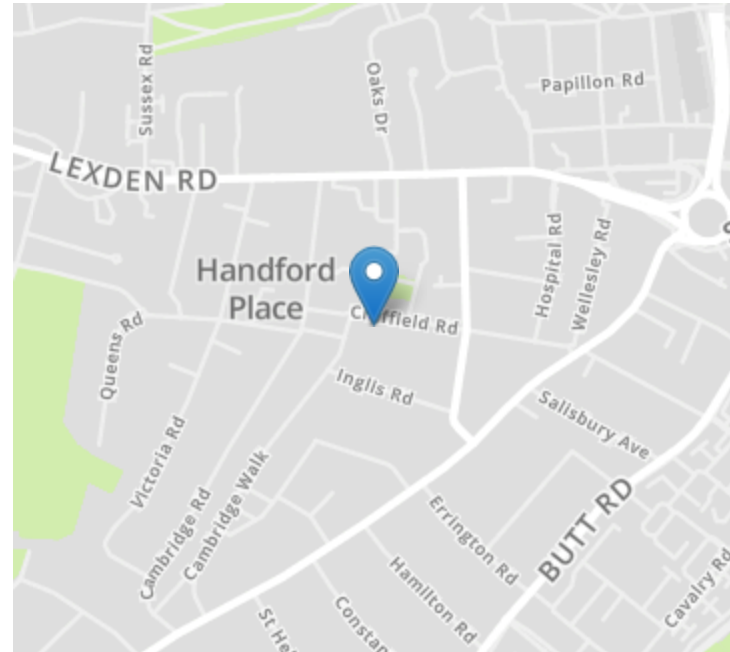
We understand from the vendor that the following charges are applicable: £250 ground rent, per annum. £1,000 service charge, per annum. 143 years remaining on the lease. We do however advise all buyers to clarify this information with their chosen solicitor.

Property Details.

Floorplans



Location



(81-91)	B		
(69-80)	C	77	77
(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.