



Flat 2 Essex House, Lexden, Crouch Street, Colchester, Essex. CO3 3HH.

Essex House an exclusive development of 26 high quality contemporary apartments positioned within the Colchester Town Centre within seconds of the hustle and bustle of Colchester's vibrant town centre with its variety of high class restaurants, shops and boutiques and train station with links to London Liverpool street within the hour, making an ideal purchase for a professional individual or couple.

- Contemporary Ground Floor Apartment
- Presented To The Highest Of Standards Throughout
- Two Double Bedrooms
- Stunning Open Plan Kitchen/Dining/Living Space
- Fitted Wooden Shutters
- Modern Kitchen With Fitted Units & Integrated Appliances
- Tiled Shower Room
- Secure Gated Parking

Call to view 01206 576999



Property Details.

Ground Floor Apartment

Communal Entrance



Offering a shared communal sitting area with a lift and stairs to all floors, video telecom entry system.

Reception Hall



17' 8" x 5' 9" (5.38m x 1.75m) With luxury wood effect flooring, radiator, door to;

Open Plan Kitchen/Living/Dining Area



20' 0" x 16' 1" (6.10m x 4.90m) With two double glazed windows to rear with fitted shutters, luxury wood effect flooring, TV point, open to;

Kitchen



Offering a range of contemporary high gloss eye level and base units with drawers and square edge worktops, inset sink, in-built oven with gas hob and extractor hood over, integrated fridge/freezer and dishwasher.

Utility Cupboard

6' 2" x 2' 11" (1.88m x 0.89m) With space and plumbing for washing machine.

Property Details.

Bedroom One



16' 5" x 10' 10" (5.00m x 3.30m) With double glazed window to rear with fitted shutters, radiator.

Bedroom Two



10' 7" x 9' 2" (3.23m x 2.79m) With radiator.

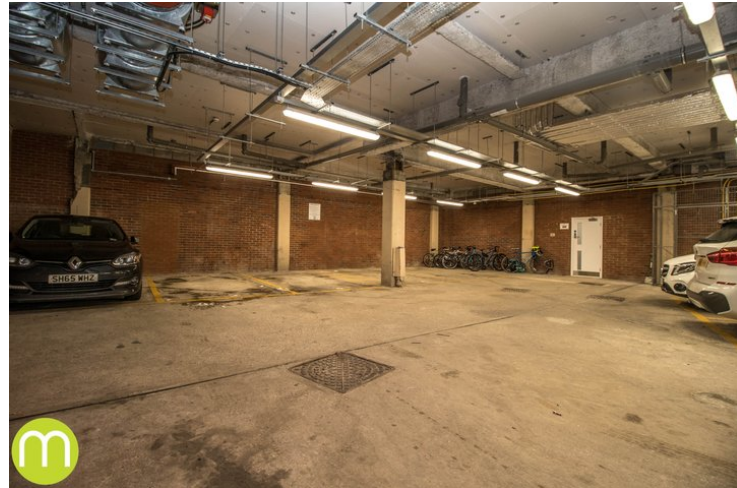
Shower Room



A contemporary fully tiled shower room with a large walk in shower cubicle, close coupled WC, wash hand vanity basin, heated towel rail, LED and heated mirror.

Outside

Storage And Parking



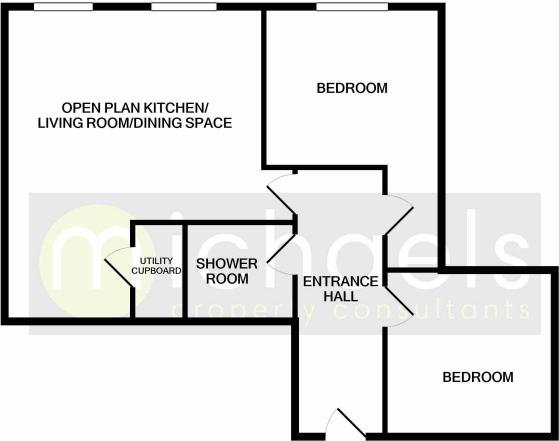
The property comes with a secure large storage cupboard and also one allocated parking space access via gates from crouch street.

Leasehold Information

We have been advised by the current owner that the lease information is as follows - 127 years on the lease from 2019, ground rent £180 per annum, service charge £876.40.

Property Details.

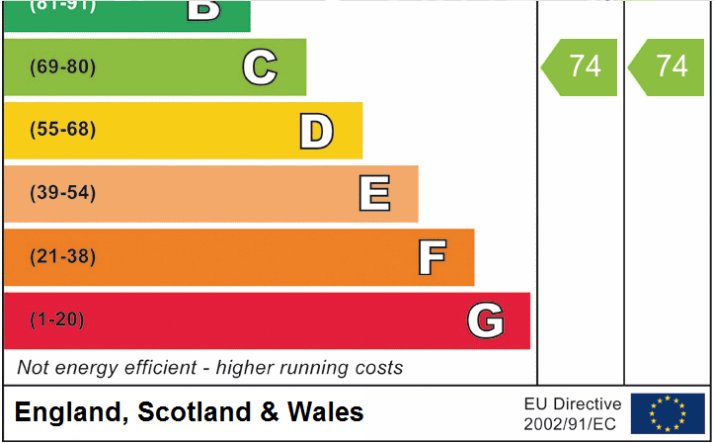
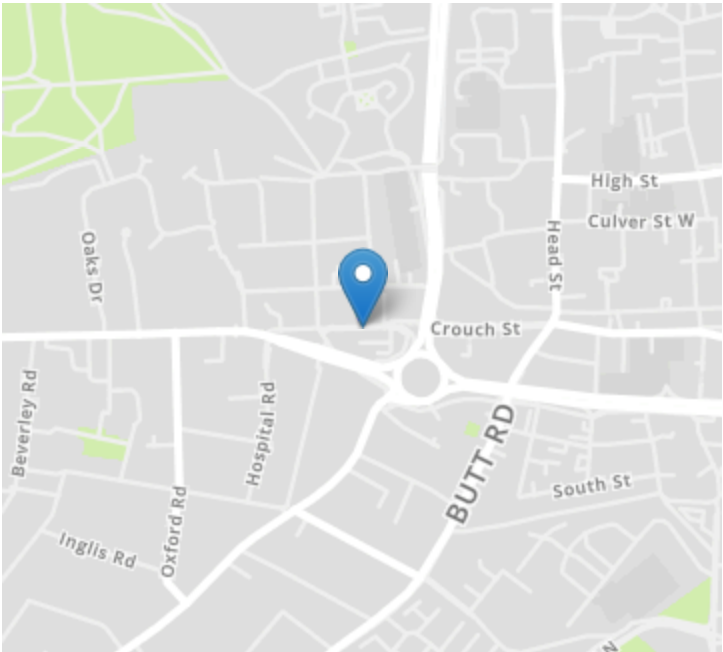
Floorplans



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



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.