



- Walking Distance To Town Centre & Mainline Train Stations
- No Onward Chain
- Incredibly Spacious Accommodation
- En Suite To Master Bedroom & Separate Bathroom Suite
- Ideal First Time Purchase Or Investment Opportunity
- Allocated Parking, Courtyard Style Garden & Storage
- Two Well Portioned Bedrooms
- Generous Living Room With French Doors To Courtyard Garden

Flat 2, 25-29 St Mary's Terrace, Lexden Road, Colchester, Essex. CO3 3PT.

This elegant basement apartment is located on the most highly sought after Lexden Road to the West of the City centre. In addition the location is within easy walking distance to some of the most desirable schools in the county, including St. Mary's School for girls and the Royal Grammar School. The train station is conveniently close with easy access and mainline links to London Liverpool Street in approximately 50 minutes, as well as the A12 being within easy driving distance.



Property Details.

Basement Accommodation

Hallway

Main entrance door into inner hallway, entry telecom system, door leading into hallway, radiator, airing cupboard.

Living Room



17' 8" x 14' 4" (5.38m x 4.37m) Wall mounted lighting, radiator, feature fire place, sash windows to rear aspect, French doors leading to courtyard style garden.

Kitchen



15' 3" x 9' 3" (4.65m x 2.82m) Sash window to front and rear aspect, full range of eye level units, cupboards and work surfaces, space for dishwasher and fridge freezer, radiator, electric fan assisted oven with gas hob, spot lighting.

Utility Room

8' 6" x 6' 9" (2.59m x 2.06m) Radiator, work surface, space for appliances.

Bedroom One



17' 7" x 9' 3" (5.36m x 2.82m) Sash windows to front aspect, door to side aspect, door leading to:

Property Details.

En Suite



Shower cubicle, low level W.C, vanity wash basin, matt black towel rail, spot lighting.

Bedroom Two



11' 3" x 8' 2" (3.43m x 2.49m) Radiator, door to side aspect, leading to storage area.

Bathroom



6' 10" x 5' 5" (2.08m x 1.65m) Low level W.C, vanity wash basin, bath cubicle with shower attached, tiled walls.

Outside



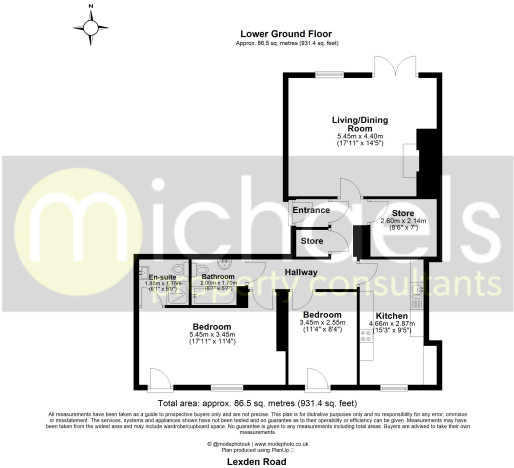
Externally the property benefits from a low maintenance courtyard style garden with gated access to the rear. To the front of the property provides allocated parking for one vehicle.

Agents Notes & Lease Information

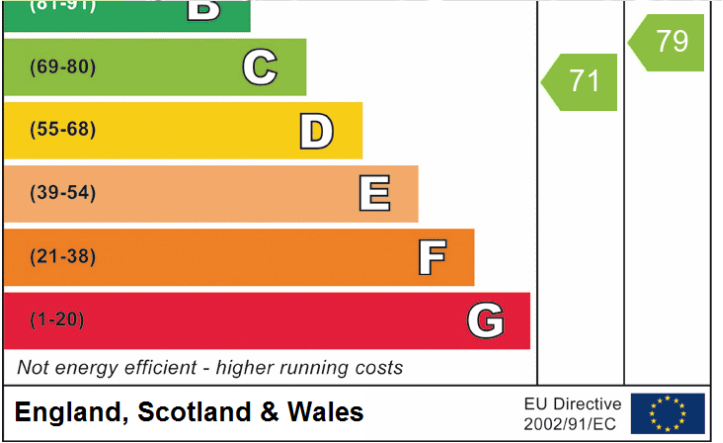
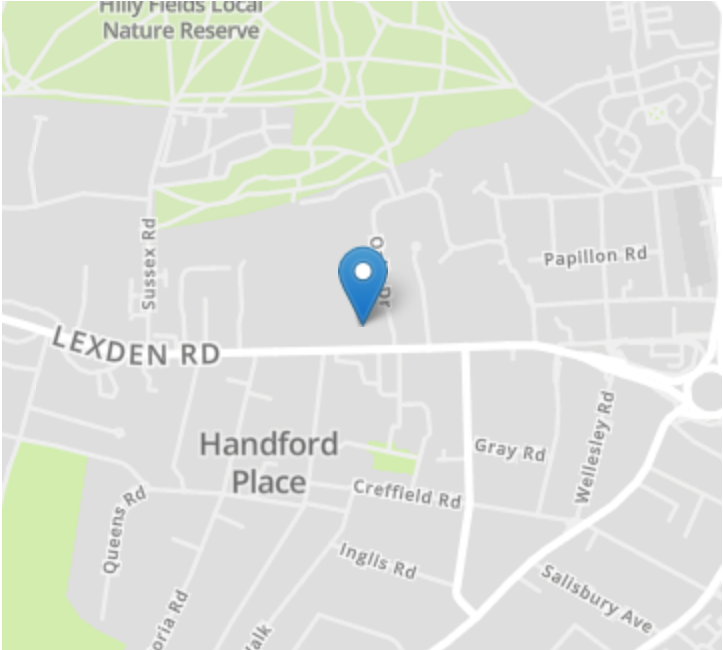
We are advised by the seller that there is a lease length remaining of 101 years, with a service charge and ground rent of £1600 Per Annum.

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.