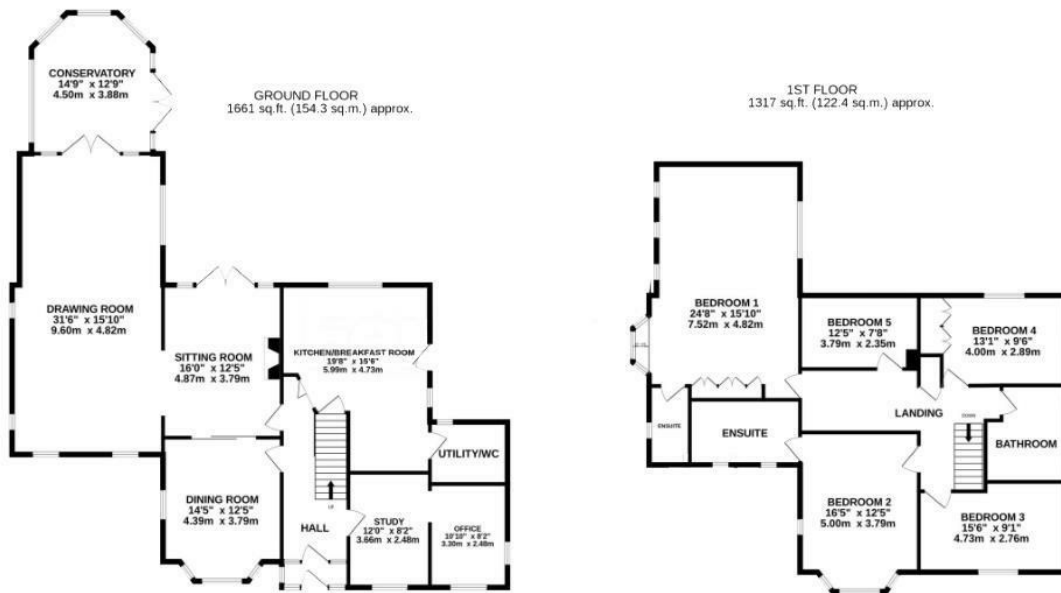




8 Lexden Court, Colchester, CO3 3QP

£3,000 Per Month

- Substantial Five Bedroom Family Home
- Double Garage and Driveway
- Sought After Lexden Cul-de-Sac
- Available End of July 2024
- Approaching 3000sqft of Living Space
- Five Reception Rooms
- Excellent Access to Colchester's Private Schools
- Modern Kitchen with Fitted Appliances
- Two En-Suites and a Four Piece Family Bathroom
- Unfurnished



LEXDEN COURT COLCHESTER
TOTAL FLOOR AREA - 2979 sq. ft. (276.7 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions

Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

Council Tax Band

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	