



4 CUMBERLAND COURT, OAKS DRIVE, LEXDEN

COLCHESTER, ESSEX CO3 3PR

NP NICHOLAS
PERCIVAL

Offered with No Onward Chain is this ground floor apartment (accessed via three descending steps), comprised of two double bedrooms, lounge / dining room, kitchen, bathroom and single garage. The property offers the new owner(s) scope for improvement and modernization.

Tenure Commonhold | The new owner will have a 1/6th share of the management company upon completion.

Length of Lease 999 years from 1971 | Service Charge circa £800 per annum | Council Tax Band C | Gas Central Heating | EPC C



Property

Offered with No Onward Chain in the popular residential location of Lexden in Colchester, is this two double bedroom ground floor apartment. The apartment offers the new owner(s) scope for modernisation and improvement.

On entry to the apartment block, number 4 is accessed via three descending steps to the door of the apartment itself. On entering the apartment, there are two double bedrooms both with built in wardrobes. The kitchen includes an integrated four-ring gas hob, and integrated electronic oven. There is space and plumbing provided for a free standing washing machine. There is an integrated under the counter fridge and also freezer.

Ample storage is provided by a good array of cupboards and drawers and the boiler is also located with the kitchen.

The lounge / dining room is dual aspect with a large box-bay window to the front overlooking Oaks Drive. The bathroom completes the internal accommodation and is comprised of a bath with shower mixer hose, pedestal handbasin and toilet.

Outside

To the rear of the apartment block there is a garage block, within which a single garage is allocated to the apartment.

Situation

Cumberland Court is located on Oaks Drive in the heart of Lexden. Schooling options are first rate with a number of highly desirable

establishments close at hand.

Situated within walking distance of the city centre of Colchester which benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre.

For the commuter the mainline railway station provides an inter-city connection to London in around 50 minutes, the A12 and A120 are also easily accessible for onward travel to Chelmsford and Stansted Airport.

Agents Notes

Tenure; Commonhold

The new owner will have a 1/6th share of the management company upon completion.

Length of Lease 999 years from 1971

Service Charge circa £800 per annum.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.

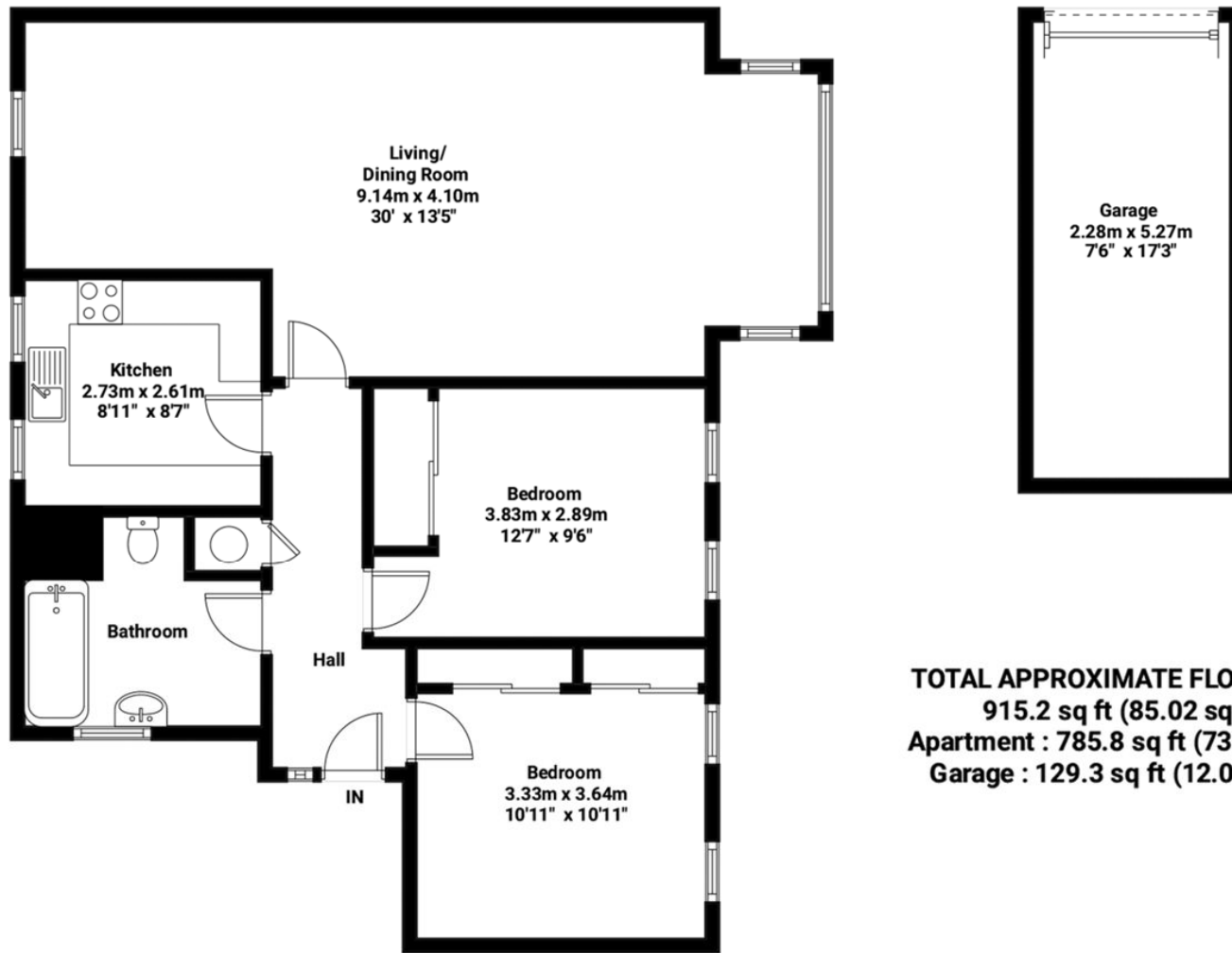


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty leasehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester City Council, Tel 01206 282 222. **COUNCIL TAX:** Band C. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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TOTAL APPROXIMATE FLOOR AREA:
 915.2 sq ft (85.02 sq mt)
 Apartment : 785.8 sq ft (73.01 sq mt)
 Garage : 129.3 sq ft (12.02 sq mt)

Cumberland Court, Colchester

Illustration for identification purposes only. Measurements are approximate and not to scale.

