



**NP** NICHOLAS  
PERCIVAL

**For Sale**

2 The Limes, Sanders Drive, Colchester, CO3 3SJ

Incorporating **BS** BIRCHALL  
STEEL





Offered with No Onward Chain is this spacious and well-presented ground floor two bedroom apartment within the prestigious Lexden Grange Development benefitting from gas fired central heating and allocated parking. The property is located within walking distance of the City Centre and has use of the beautiful communal gardens.

Tenure Leasehold – Length of Lease 980 Years Remaining

Management Service Charge c£2,027 across the last 12 months | No Ground Rent Charge

Council Tax Band D | EPC C | Shared Visitor Parking Available

### Property.

This ground floor apartment is one of six within The Limes. The entrance hall opens to the living / dining room with box bay window to the front. The kitchen to the rear is comprised of a Bosch oven and electronic hob with accompanying extractor hood. Space is provided for a free standing fridge / freezer and free standing washing machine. Ample storage is provided by a good array of cupboards and drawers, set within an attractive work surface.

The main bedroom benefits from built in wardrobes, and there is a useful guest bedroom as well. The apartment is completed by the shower room, comprised of a double shower cubicle, pedestal hand basin, w/c and heated towel rail.

### Outside.

The apartment benefits from one allocated parking space and there are shared visitors parking spaces provided.

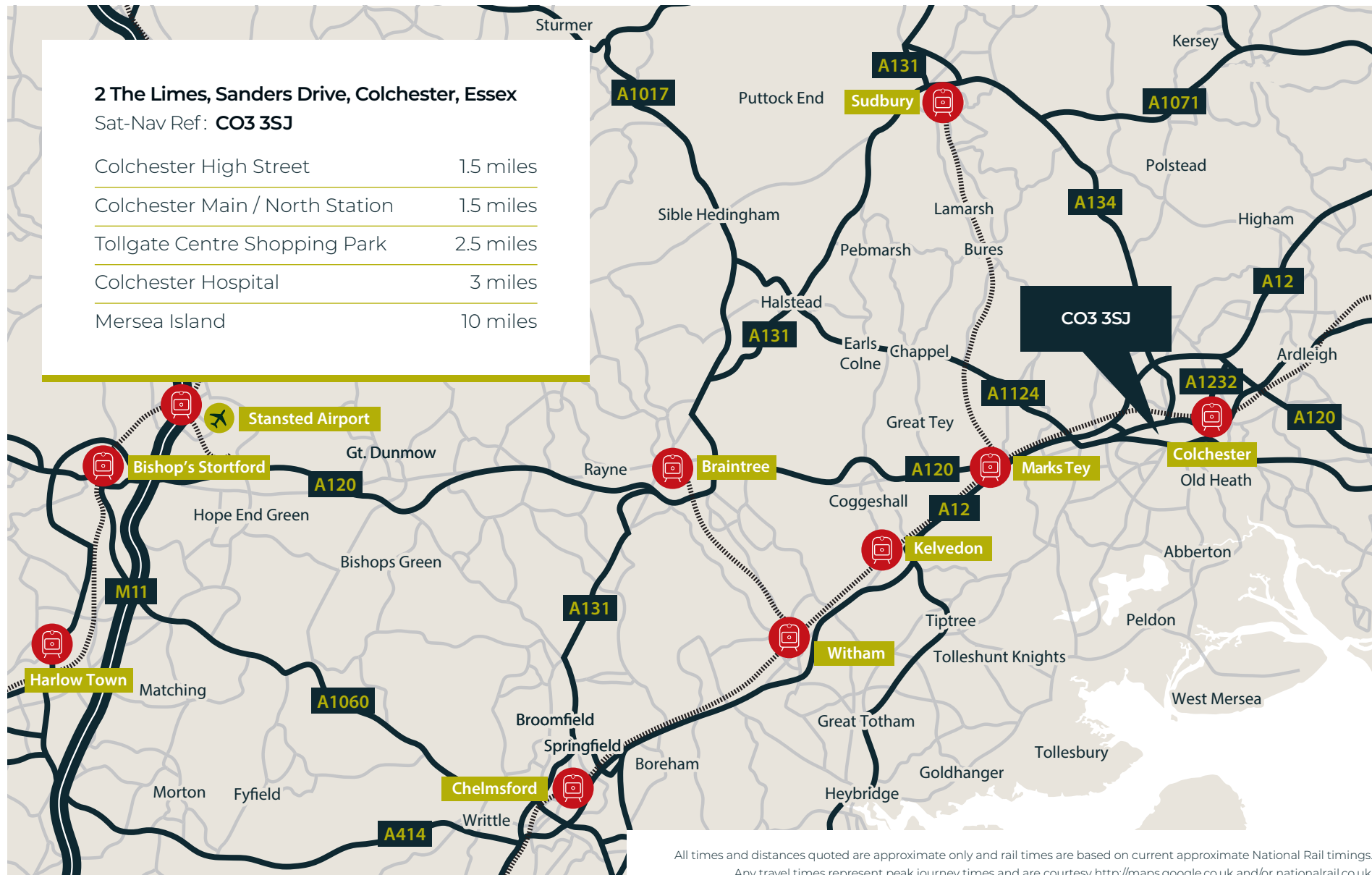
The building sits in attractively planted gardens which are laid to lawn and interspersed with a number of shrub beds and fine specimen trees including Copper Beech, Walnut, Silver Birch, Holly and Oak.



## 2 The Limes, Sanders Drive, Colchester, Essex

Sat-Nav Ref: **CO3 3SJ**

Colchester High Street	1.5 miles
Colchester Main / North Station	1.5 miles
Tollgate Centre Shopping Park	2.5 miles
Colchester Hospital	3 miles
Mersea Island	10 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)





### Situation.

The Limes is situated in the highly regarded residential area of Lexden and forms part of the Lexden Grange Development, located off Lexden Road.

Access to the city of Colchester is exceptionally easy and the city benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre. Schooling options are first rate with a number of highly desirable establishments close at hand in both the private and public sectors.

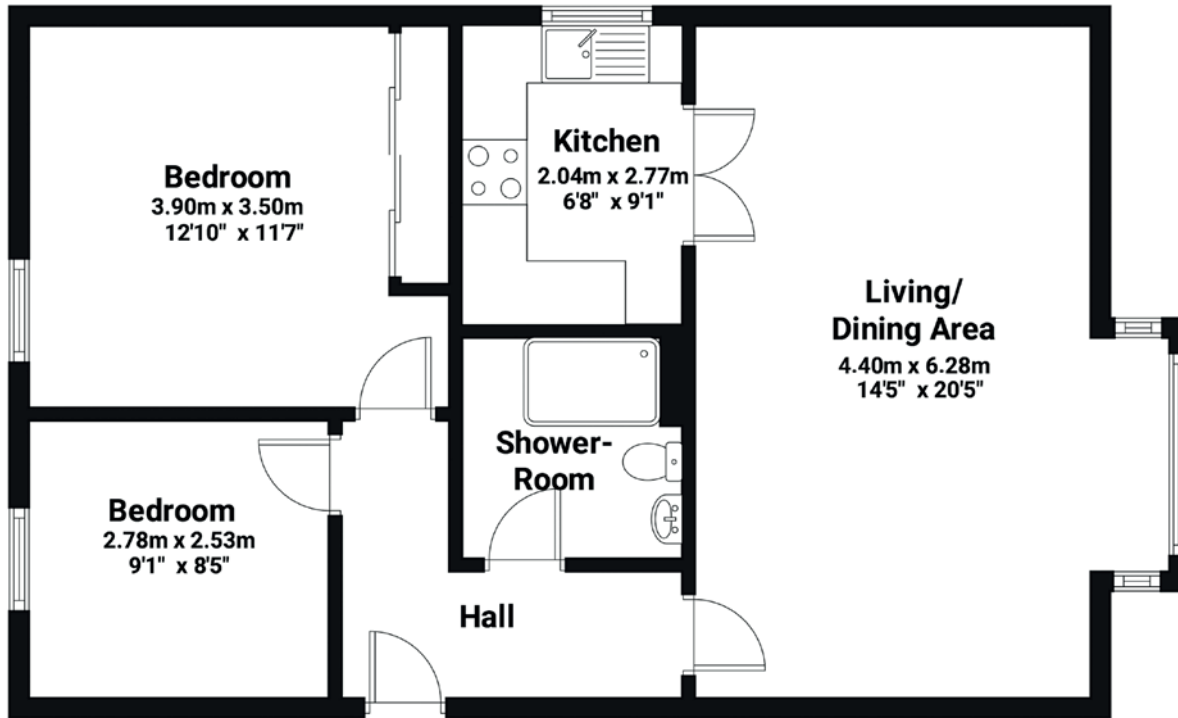
For the commuter the mainline railway station provides an inter-city connection to London in around 50 minutes, the A12 and A120 are also easily accessible for onward travel to Chelmsford and Stansted Airport. A regular bus service from Lexden Road into the city is also available.

Within easy reach are the Colne Valley, Stour Valley and Dedham Vale all boasting some wonderful countryside views, walks and pretty villages. A short drive to the south of Colchester is Mersea Island which is renowned for its seafood and sailing. The Colchester Golf Club is also close at hand









**2 The Limes, Sanders Drive, Colchester**

**Internal Floor Area: 649 SqFt ( 60.36 SqMt )**

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



Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position. Other charges such as solicitors fees and removal costs will also need to be considered. 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