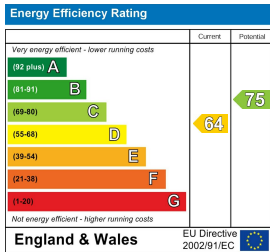




- One bedroom apartmet in excellent condition
- Desirable Lexden location
- Allocated parking space
- Communal garden
- Long Lease
- Walking distance of City Centre
- Ideal for First Time Buyers or Investors



GREENWOOD
PROPERTY CONSULTANTS

Oxford Road
Colchester, Essex, CO3 3HQ

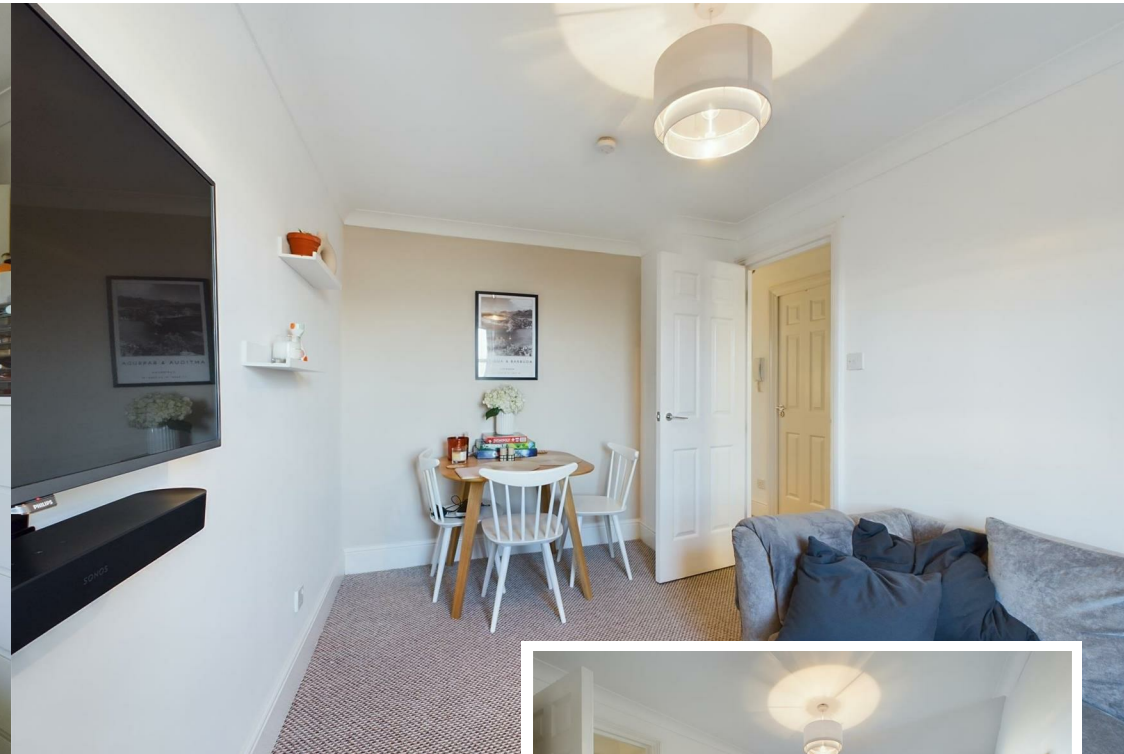
£170,000
Leasehold

Essex House
42 Crouch Street
Colchester
Essex
CO3 3HH

<http://www.greenwoodpc.co.uk>
sales@greenwoodpc.co.uk
01206 616820

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





Property Description

Nestled in the desirable Lexden area of Colchester, this charming one-bedroom apartment offers a perfect blend of comfort and convenience. Spanning an impressive 389 square feet, the property features a lovely spacious bedroom that provides a serene retreat for relaxation.

The apartment boasts a well-appointed reception room, ideal for entertaining guests or enjoying quiet evenings at home. The bathroom is thoughtfully designed, ensuring all your needs are met.

One of the standout features of this property is its allocated parking space, a rare find in such a sought-after location. Residents will appreciate the ease of access to the vibrant City centre, which is just a short walk away. Here, you can explore a variety of shops, cafes, and local amenities, making everyday life both enjoyable and convenient.

This property is perfect for first-time buyers, professionals, or investment buyers (potential Yield 7%), offering a wonderful opportunity to embrace a comfortable lifestyle in a prime location. Don't miss the chance to make this delightful apartment your new home.

Located a short walk from Crouch Street with its range of specialist shops including Gunton's Delicatessen, a Tesco Express and

variety of popular bars and restaurants. Colchester town centre provides an excellent range of shopping and recreational facilities, wine bars, restaurants, the Mercury Theatre and Firstsite Art Gallery as well as Castle Park.

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.

Agents Note:

The Vendor has advised:
954 years remaining lease
Ground Rent £0
Service Charge £1,567

