



NP NICHOLAS
PERCIVAL

To Let. £1,200 PCM

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

Incorporating **BS** BIRCHALL
STEEL



A spacious and well-appointed ground floor 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.

To Let £1,200 pcm exclusive | Deposit £1,380 | Holding deposit £276

Council Tax Band: D , Colchester City Council | EPC Rating: C79

Accommodation.

2 The Limes is located on the ground floor of the modern, purpose built building of The Limes, which comprises just 6 apartments and is accessed via the communal Entrance Hall.

Reception Hall – with intercom entry system, radiator, door to:

Sitting Room/Dining Room (20'5" x 14'5") – With bay window to front, range of fitted bookshelves, 2 radiators, inset spotlighting, BT and TV points, double doors to:

Kitchen (9'1" x 6'8") – with window to side, compressively fitted with range of eye level and base units beneath worktops, sink and drainer unit with swan mixer tap, integral electric oven, halogen 4 ring hob with stainless steel splashback and extractor hood over, wall mounted gas fired boiler, integral fridge, freezer and dishwasher, plumbing for washing machine. Inset spotlighting.

Bedroom 1 (12'10" x 11'7") – with window to rear, range of fitted wardrobes, radiator, BT point.

Bedroom 2 (9'1" x 8'5") – with window to rear, radiator, TV point.

Shower Room – With white suite comprising W.C. and pedestal wash hand basin, fully tiled, large shower enclosure with sliding door and grab rail, range of fitted shelves, electric shaver point, heated ladder towel rail, tiled floor, inset spotlighting.

Outside.

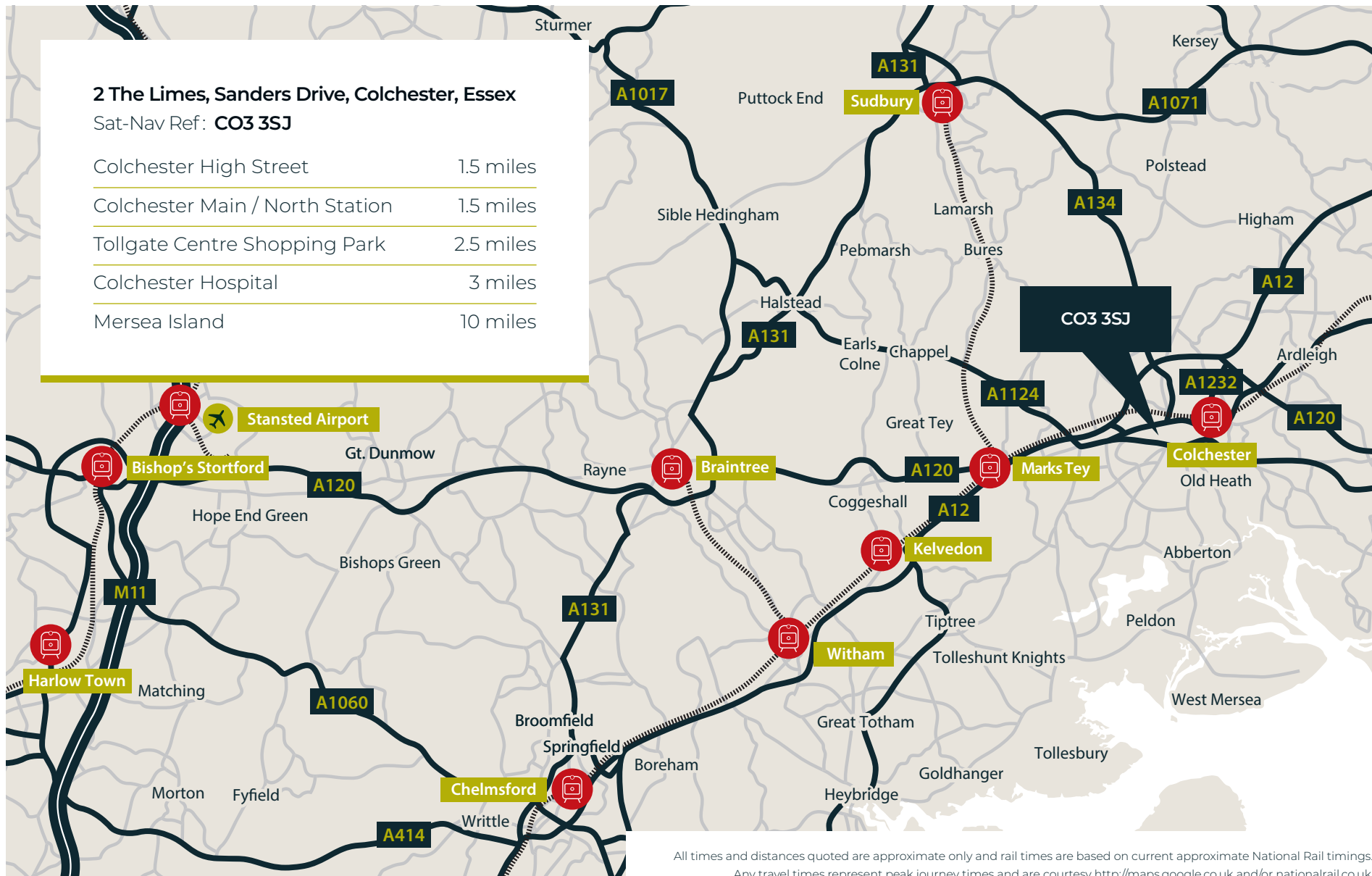
here is an allocated parking space to the front of the property and there are two visitor parking spaces for The Limes.

There is a bin store and bike store. The Limes sits within mature and well tended, communal gardens which are available for all residents of the Lexden Grange development to enjoy.

2 The Limes, Sanders Drive, Colchester, Essex

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

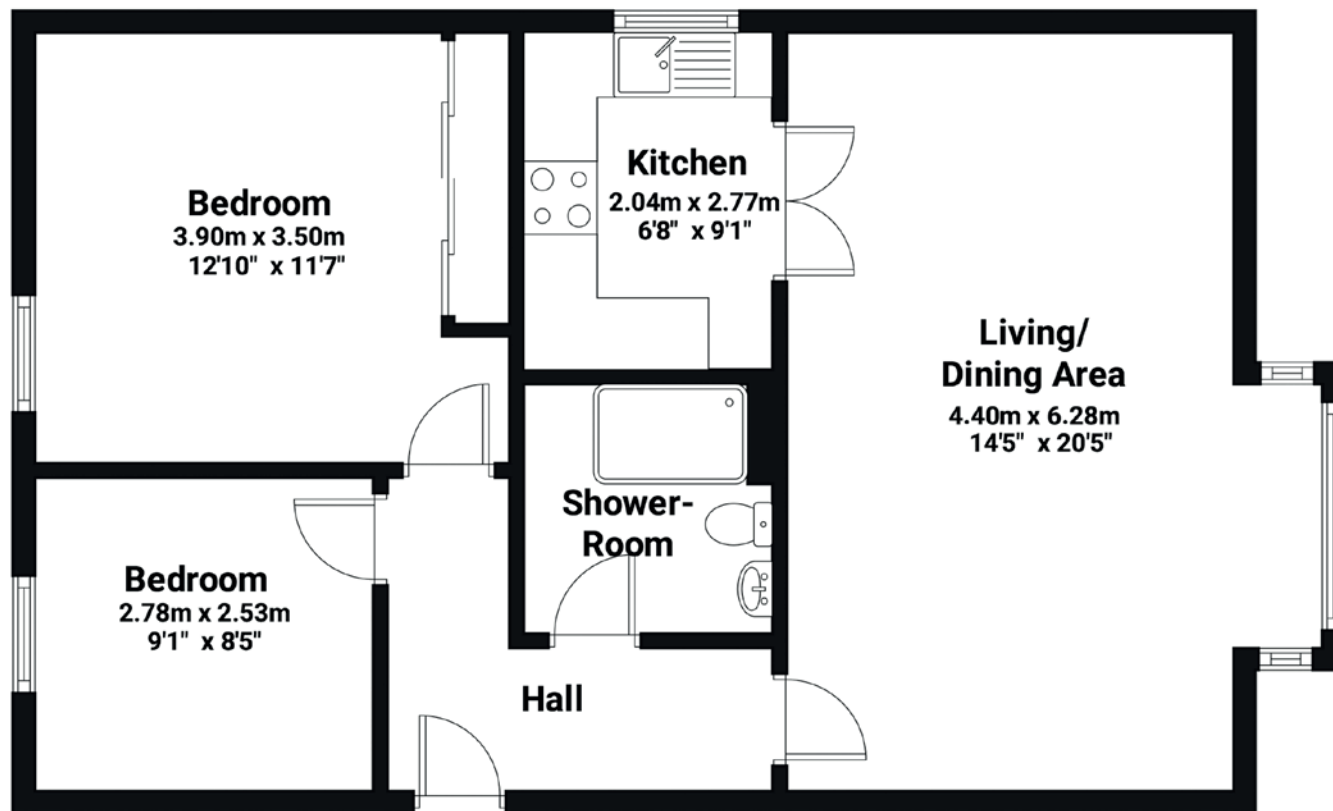
Colchester High Street	1.5 miles
Colchester Main / North Station	1.5 miles
Tollgate Centre Shopping Park	2.5 miles
Colchester Hospital	3 miles
Mersea Island	10 miles



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







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.

NP NICHOLAS
PERCIVAL

Incorporating **BS** BIRCHALL
STEEL

Viewing is strictly by appointment with the Sole Letting Agents.

NP NICHOLAS
PERCIVAL

Incorporating **BS** BIRCHALL
STEEL

01206 563222

info@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings 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 rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.