



Gilberd House, Lexden Park, Colchester, CO3 3UF

welcome to

Gilberd House, Lexden Park, Colchester

This spacious top floor apartment is situated on the west side of Colchester in Gilberd House, Lexden Park, within 2 miles of the city centre and Prettygate's shops, library and doctors surgery. The property benefits from beautiful grounds, garage and stunning views towards the lake and park.



Early viewing is essential of this top floor apartment situated in the ever popular Lexden area of Colchester and benefiting from having no ongoing chain.

The accommodation is spacious and comprises entrance hall, 22 ft kitchen/diner, 17 ft lounge, balcony, two double bedrooms, en suite shower room and bathroom.

Externally there are stunning communal grounds and a garage, as well as stunning views over Lexden Lake and the Park beyond.

Communal Entrance Door To:

Communal Entrance Hall

With stairs and lift to all floors.

Entrance Door To:

Entrance Hall

Radiator, loft access, storage cupboard, doors to:

Lounge

Irregular Shaped Room 22' 9" max x 12' 8" max (6.93m max x 3.86m)

Sash upvc double glazed window to rear, two wall heaters, upvc double glazed double doors to Balcony.

Kitchen / Diner

Irregular Shaped Room 25' max x 9' 8" max (7.62m max x 2.95m)

Four upvc double glazed windows to front, range of matching base and eye level units, roll edge work surfaces, inset sink and drainer unit, tiled splashbacks, integrated eye level double oven, inset hob with extractor fan over, space for appliances, wall heater.

Bedroom One

14' 7" max x 14' 1" max (4.45m max x 4.29m max)

Two upvc double glazed windows to rear, wall mounted heater, door to Balcony, door to:

En Suite

Shower cubicle, wash hand basin, low level w.c., heated towel rail, part tiled walls.

Bedroom Two

9' 8" to face of wardrobe x 9' 1" (2.95m to face of wardrobe x 2.77m)

Upvc double glazed window to front, wall mounted heater, built-in wardrobe.

Bathroom

White three piece suite comprising panel enclosed bath with shower attachment, low level w.c. and pedestal wash hand basin, part tiled walls.

Outside

The property benefits from access to stunning communal gardens and lake with parkland beyond.

There is also a Garage in a separate block.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.



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welcome to

Gilberd House Lexden Park, Colchester

- Stunning Top Floor Apartment
- Generous Lounge & Kitchen/Diner
- Two Double Bedrooms
- En Suite Shower Room & Bathroom
- Garage & Communal Gardens
- Views Over Lake & Parklands
- Popular Lexden Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS119671 - 0002

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