



**Handford Place, Colchester, CO3 3NY**

**welcome to**

**Handford Place, Colchester**

This first floor apartment is set within the stunning Handford Place on the popular Queens Road in Lexden. The property offers excellent access to the city centre, as well as beautiful communal gardens and and GARAGE. The property benefits from NO ONWARD CHAIN.



**Early viewing is strongly advised of this spacious first floor apartment situated in the ever popular Lexden area of Colchester.**

**Accommodation comprises entrance hall, lounge with bay window, kitchen/diner, large master bedroom with en suite shower room, second double bedroom and bathroom.**

**Externally there are stunning extensive mature gardens and grounds with the added benefit of a garage.**

**Communal Entrance Door To:**

**Communal Entrance Hall**

With stairs and lift to first floor.

**Entrance Door To:**

**Entrance Hall**

Built-in cupboard, built-in airing cupboard, doors to:

**Lounge**

21' 9" max into bay x 14' 4" max ( 6.63m max into bay x 4.37m max )

Double glazed bay window, double glazed sash window, two radiators, feature fireplace, carpet.

**Kitchen / Diner**

15' 4" max x 11' 5" max ( 4.67m max x 3.48m max )

Range of matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, tiled splashback, five ring gas hob with extractor over, tiled floor, radiator, space for appliances, double glazed French doors to balcony with lovely views over the communal grounds.

**Bedroom One**

14' 6" x 14' 5" ( 4.42m x 4.39m )

Two double glazed sash windows, radiator, carpet, door to:

**En Suite**

Tiled shower cubicle with curved screen, low level w.c., vanity wash hand basin with cupboard under, tiled floor, heated ladder towel rail.

**Bedroom Two**

10' 8" x 9' 8" ( 3.25m x 2.95m )

Double glazed sash window, radiator, carpet.

**Bathroom**

Panel enclosed bath with shower head attachment, pedestal wash hand basin, low level w.c., tiled floor, part tiled walls, heated ladder towel rail.

**Outside**

There are stunning communal grounds that are laid to lawn with mature trees.

There is a Garage in a block.



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## Handford Place, Colchester

- Spacious Apartment With NO ONWARD CHAIN
- Spacious Lounge
- Kitchen/Diner With French Doors To Balcony
- Large Master Bedroom With En Suite
- Second Double Bedroom
- Further Bathroom
- Extensive Grounds & Garage

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2004. 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

**£400,000**



## directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS119800 - 0004

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