









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 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

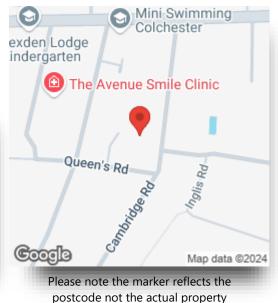




directions to this property:

Refer to map





view this property online williamhbrown.co.uk/Property/CCS119800



Property Ref: CCS119800 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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