



West Court, Lexden Road, COLCHESTER, CO3 4BN

welcome to

West Court, Lexden Road, COLCHESTER

SHARE OF FREEHOLD. This three bedroom first floor maisonette is situated in the popular Lexden Road area of Colchester, offering excellent access into Colchester's city centre, as well as good transport links and popular schools.



Early viewing is advised of this spacious first floor maisonette situated in a sought-after location in Colchester and is offered with a SHARE OF THE FREEHOLD.

Accommodation comprises entrance hall, lounge, kitchen, bathroom with separate w.c. and three bedrooms. Externally there are communal gardens, parking and the added benefit of a GARAGE.

Upvc Double Glazed Door To:

Entrance Porch

Laminate flooring, stairs to accommodation.

Entrance Hall

Carpet, radiator.

Lounge

18' x 15' 9" (5.49m x 4.80m)

Upvc double glazed window, radiator, carpet.

Kitchen

11' 9" max x 8' 7" max (3.58m max x 2.62m max)

Tiled floor, upvc double glazed window, range of matching base and eye level units, roll top work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor over, plumbing for washing machine, space for appliances, built-in cupboards, radiator.

Bedroom One

15' 1" x 11' 5" (4.60m x 3.48m)

Upvc double glazed window, radiator, carpet.

Bedroom Two

11' 11" x 8' 2" (3.63m x 2.49m)

Upvc double glazed window, radiator, carpet.

Bedroom Three

9' x 7' 5" max (2.74m x 2.26m max)

Upvc double glazed window, radiator, carpet.

Bathroom

Panel enclosed bath with shower over, low level w.c., wash hand basin, tiled floor and walls, heated towel rail.

W.C.

Low level w.c., tiled floor, upvc double glazed window.

Outside

There is a communal garden, parking and GARAGE.

Agents Note

The remaining lease term is less than 80 years. This could impact where a mortgage is required.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

West Court Lexden Road, COLCHESTER

- SHARE OF FREEHOLD MAISONETTE
- Spacious Living Accommodation
- Three Bedrooms
- Communal Garden & Parking
- GARAGE
- Popular Lexden Location
- Close To City Centre & Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120485 - 0003

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