



**Lethe Grove, Colchester, CO2 8RQ**

**welcome to**

**Lethe Grove, Colchester**

This two bedroom first floor apartment is situated on the south side of Colchester, offering excellent access to Friday Woods, local shops and amenities, as well as Cherry Tree Primary School. The property is just over 2 miles from the city centre.



**This first floor apartment could be an IDEAL FIRST TIME PURCHASE, offering good access to amenities. Accommodation comprises entrance hall, lounge/diner, kitchen, two double bedrooms and bathroom. Externally there is residents parking available.**

**Communal Entrance Door To:**

**Communal Entrance Hall**

With stairs to first floor.

**Entrance Door To:**

**Entrance Hall**

Carpet, radiator.

**Lounge**

Double glazed window, electric fireplace, carpet.

**Kitchen**

Double glazed window to front, base and eye level units, work surfaces, inset sink and drainer unit?????

**Bedroom One**

Double glazed window, radiator, carpet, storage cupboard.

**Bedroom Two**

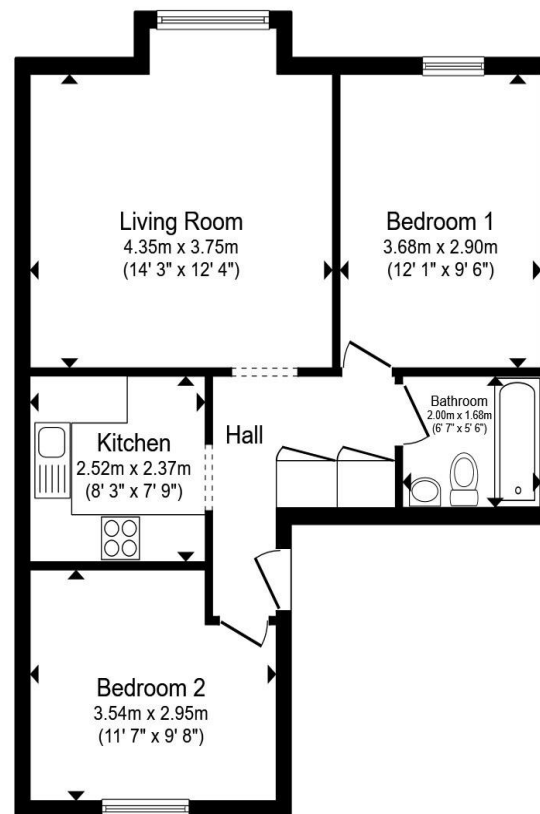
Double glazed window, radiator, carpet.

**Bathroom**

Panel enclosed bath, low level w.c., wash hand basin, laminate flooring, heated towel rail.

**Outside**

The property benefits from residents parking.



Total floor area 55.0 m<sup>2</sup> (592 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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welcome to

## Lethe Grove, Colchester

- First Floor Apartment
- Kitchen & Lounge/Diner
- Two Double Bedrooms
- Bathroom
- Residents Parking
- Close to Friday Woods
- Ideal First Time Purchase

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: A Service Charge: 1512.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1983. 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

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS121456 - 0002

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## directions to this property:

Refer to map



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