



Lexden Road, Colchester

A beautifully presented two-bedroom first-floor apartment situated in the highly sought-after Lexden area of Colchester. Both bright and spacious, the property features a generous lounge/dining room, modern fitted kitchen with integrated appliances, two double bedrooms and a contemporary bathroom. Further benefits include gas central heating, a share of freehold, allocated parking, visitor parking and attractive communal gardens. The property is ideally located close to excellent local amenities, highly regarded schools and Colchester North Station, providing fast links to London Liverpool Street.

Guide price £270,000

Lexden Road

Colchester, CO3



- Beautifully presented two-bedroom first-floor apartment
- Share of freehold ownership
- Beautifully maintained communal gardens
- Contemporary finish throughout
- Modern fitted kitchen with integrated appliances
- Situated in the highly sought-after Lexden location
- Allocated parking space plus additional visitor parking

The Property

Situated on the first floor of a well-maintained development in the highly desirable area of Lexden, this beautifully presented two-bedroom apartment offers bright, spacious accommodation extending to approximately 776 sq. ft. Ideal for first-time buyers, downsizers or investors, the property enjoys a generous open-plan living and dining space, a modern fitted kitchen with integrated appliances, two well-proportioned double bedrooms and a contemporary family bathroom.

The apartment is accessed via a secure communal entrance with stairs rising to the first floor. Inside, a welcoming entrance hallway provides useful storage and leads through to the impressive lounge/diner, measuring over 21ft in length. Large windows flood the room with natural light, creating an inviting space for both relaxing and entertaining.

The modern kitchen is fitted with a range of white gloss units complemented by contrasting work surfaces and integrated appliances including an oven, hob and extractor, with further space for additional appliances.

Both bedrooms are comfortable doubles, with the principal bedroom featuring an attractive feature wall and ample space for freestanding furniture. The second bedroom is equally well-sized, making it ideal as a guest room, home office or nursery. Completing the accommodation is a stylish family bathroom fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC.

The Outside

The property is set within attractive communal grounds with mature trees, established planting and well-maintained lawns, creating a pleasant setting for residents. There is one allocated parking space together with additional shared visitor parking. The development is well cared for and benefits from a secure communal entrance.

The Area

Located in the ever-popular Lexden district of Colchester, the property enjoys an excellent position close to a range of everyday amenities, highly regarded schooling and picturesque open spaces. Colchester's vibrant city centre offers an extensive selection of shops, restaurants, cafés and leisure facilities, while Colchester North Station provides direct rail services to London Liverpool Street in under an hour, making this an excellent location for commuters. The nearby A12 also offers convenient road links to Chelmsford, Ipswich and beyond.

Further Information

Tenure - Leasehold with Share of Freehold

Council Tax - Colchester Band D

Mains Electric, Gas, Water and Sewage

Sellers position - Needs to secure onward purchase

Service Charge - c £1896 p/a

Mobile Coverage

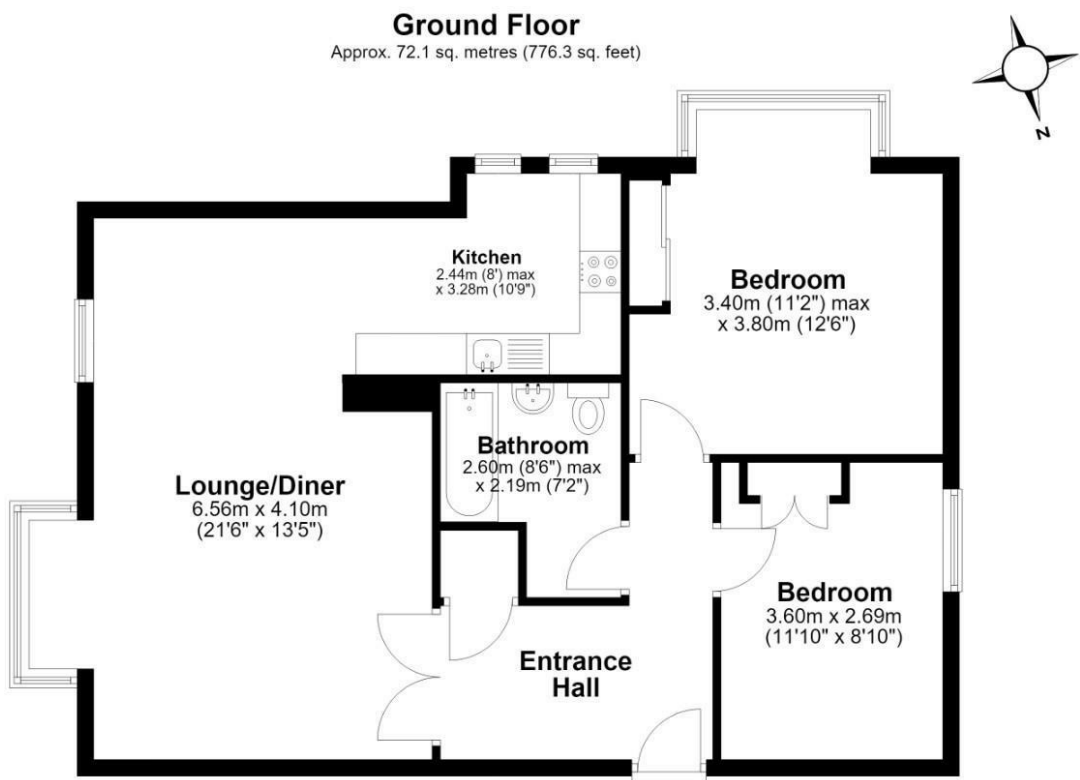
EE Good outdoor

There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

O2 Good outdoor



Floor Plan



Total area: approx. 72.1 sq. metres (776.3 sq. feet)

All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.
Plan produced using PlanUp.

Beech Tree Lodge , Lexden Road, Colchester

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