



Jacqueline Court, Lexden Road, COLCHESTER, CO3 3TL

welcome to

Jacqueline Court, Lexden Road, COLCHESTER

SHARE OF FREEHOLD. This two bedroom apartment is situated off Lexden Road, offering excellent access to the city centre, as well as shops and amenities at Tollgate Retail Park and Stane Retail Park. Green spaces are within easy reach with Lexden Springs Nature Reserve & Lexden Park close by.



Offered with NO ONWARD CHAIN this two bedroom apartment is situated in the ever popular Lexden area offering excellent access to shops, amenities, schools and green spaces. The property has the added bonus of being offered with a SHARE OF FREEHOLD (further information is available upon request).

Accommodation comprises entrance hall, living room, kitchen, two bedrooms and a bathroom. Externally there is off street parking and a private courtyard garden.

Entrance Door To:

Hallway

With stairs to first floor, carpet, radiator, upvc double glazed window, built-in cupboard, doors to:

Lounge

14' 8" x 10' 10" (4.47m x 3.30m)

Upvc double glazed window, radiator, carpet.

Kitchen

11' 5" x 6' 8" (3.48m x 2.03m)

Base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, cooker to remain, space for appliances, tiled floor, radiator, wall mounted boiler.

Bedroom One

11' 5" to wardrobe x 9' 5" max (3.48m to wardrobe x 2.87m max)

Two upvc double glazed windows, built-in wardrobes, radiator, carpet.

Bedroom Two

11' 4" x 7' 4" (3.45m x 2.24m)

Two upvc double glazed windows, radiator, carpet.

Bathroom

Bath with shower over, low level w.c. and wash hand basin, radiator, part tiled walls, upvc double glazed window.

Outside

The property benefits from one parking space as well as private courtyard garden.

Freehold Information

The freehold of this property is in the process of being registered and once approved the property will have the benefit of a 999 year lease. The seller is looking to tie in the new lease with the sale of this property if at all possible. Please ask the agent for further information.

Agents Note

There are charges associated with the property for management/service charges which are currently £65 per month.



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

Jacqueline Court, Lexden Road, COLCHESTER Refer to map

- SHARE OF FREEHOLD
- First Floor Apartment
- Spacious Living Accommodation
- Two Bedrooms
- Bathroom
- Allocated Parking & Private Garden
- NO ONWARD CHAIN

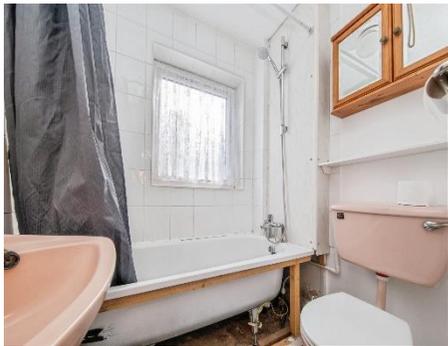
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

offers in the region of

£180,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 138 years from 24 Dec 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CCS120928 - 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 guidance 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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