



**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](http://www.focalagent.com)



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## 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

# £170,000



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 - 0005

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