



2 bedroom Apartment located in Colchester.

Guide Price
£300,000 - £335,000

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JOHN ALEXANDER
ESTATE AGENTS

Lucas House Lexden Park Colchester CO3 3UJ

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £300,000 TO £335,000

Positioned within the ever-popular Lexden Park development, this well-presented two-bedroom second floor apartment in Lucas House offers generous and thoughtfully arranged accommodation. Enjoying a pleasant outlook towards the established communal grounds and pond, the property combines a peaceful setting with practical modern living. Ideal as a primary residence, investment purchase, or convenient lock-up-and-leave, the apartment further benefits from a garage and access to well-kept communal areas.

STEP INSIDE

Accessed via a communal entrance, the apartment opens into a central hallway which provides access to all rooms and includes useful storage. To the rear of the building, the principal living space is a bright and spacious sitting room measuring approximately 16'8" x 15'6" (5.1m x 4.7m), featuring a wide window formation that frames attractive views over the pond and surrounding greenery. The proportions of the room allow for both comfortable seating and additional furnishing.

Positioned separately, the kitchen measures around 14'7" x 8'6" (4.4m x 2.6m) and is arranged with a comprehensive range of fitted wall and base units, providing ample storage and work surfaces. Integrated appliances include an oven with electric hob and extractor, fridge/freezer, dishwasher, and a stainless-steel sink with drainer, alongside designated space for a washing machine. There is also sufficient room for a compact dining table, making the space both functional and sociable.

The main bedroom is a well-proportioned double room measuring approximately 13'1" x 13'1" (3.9m x 3.9m), featuring twin windows that allow in plenty of natural light and offer a pleasant outlook across the parkland and pond. This room benefits from its own en-suite shower room (9'2" x 6'4" / 2.8m x 1.9m), fitted with a shower enclosure, wash basin, and WC.

The second bedroom, measuring around 15'0" x 8'5" (4.5m x 2.5m), provides flexible accommodation and is currently arranged as a guest bedroom, though equally suitable as a home office or dressing room. The family bathroom, located off the hallway, measures approximately 7'5" x 5'5" (2.2m x 1.6m) and is fitted with a panelled bath, wash basin, and WC.

STEP OUTSIDE

Externally, the apartment benefits from a private garage, with additional communal parking available. The surrounding grounds are attractively maintained, enhancing the overall appeal of the development.

THE LOCATION

Lexden remains one of Colchester's most desirable residential areas, appreciated for its leafy surroundings and convenient proximity to the city centre. Lucas House is well placed for access to a wide selection of amenities including independent shops, restaurants, and cafés, as well as larger retail offerings within the town. Colchester itself offers a rich blend of heritage and modern living, with attractions such as the historic castle, parklands, theatres, and leisure facilities all within easy reach.

For commuters, Colchester North Station is situated approximately 2.5 miles away and provides regular direct services to London Liverpool Street, alongside connections to Ipswich and Norwich. Road links are also



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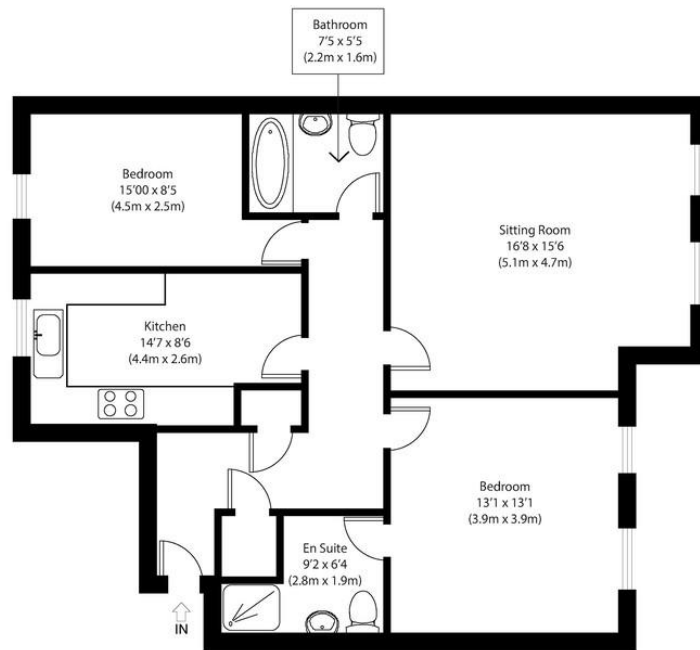




excellent, with straightforward access to the A12. The area is further complemented by a selection of well-regarded schools and nearby green spaces, making it an attractive and practical place to call home.



FLOORPLAN



Second Floor
Approximate Gross Internal Area
835 sq ft (78 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



DIRECTIONS

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