

For Sale

£250,000 Leasehold



## West Court Lexden Road Colchester CO3 4BN

Situated in one of Colchester's prime locations, This three-bedroom maisonette provides a fantastic opportunity for First Time Buyers and Investors alike. Being sold with a SHARE OF FREEHOLD buyers have the peace of mind of reasonable charges and a long lease.

- Energy Rating: Exempt
- SHARE OF FREEHOLD
- THREE BEDROOMS
- FANTASTIC LOCAL AMENITIES
- CLOSE TO EXCELLENT LOCAL SCHOOLS

# Property Details

## Entrance Hall

**Lounge** 18' 1" x 16' ( 5.51m x 4.88m )

**Kitchen** 11' 9" x 8' 8" ( 3.58m x 2.64m )

**Bedroom One** 15' 1" x 11' 5" ( 4.60m x 3.48m )

**Bedroom Two** 11' 11" x 8' 3" ( 3.63m x 2.51m )

**Bedroom Three** 9' 1" x 7' 6" ( 2.77m x 2.29m )

**Bathroom**

**W.C**



To view this property please contact Connells on

**T 01206 547 431**  
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3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308510 - 0006

Tenure:Leasehold EPC Rating: Exempt

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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)

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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