

Lehua House, James Ward Road, Colchester, CO2 9RT

welcome to

Lehua House, James Ward Road, Colchester

SHARED OWNERSHIP! The price advertised represents purchasing 50% of the property. The maximum shared ownership percentage available is 100% (£190,000). Terms and conditions apply. Please enquire for further information.



Offered on a SHARED OWNERSHIP basis, this modern and well presented two bedroom ground floor apartment is situated on the outskirts of Colchester on the south side, offering excellent access to local schools and amenities. Bannatyne Health Club and Birch Grove Golf Club are close by and Abberton Reservoir and nature reserve are a short drive.

Entrance Door To:

Entrance Hall

Built-in cupboard, radiator, carpet, doors to all rooms.

Lounge / Diner

16' 10" x 10' 6" (5.13m x 3.20m)
Upvc double glazed window, upvc double glazed doors to private patio area, carpet, two radiators.

Kitchen

10' 4" max x 10' 2" max (3.15m max x 3.10m max)
Upvc double glazed window, range of white modern base and eye level units, work surfaces with splashback, inset stainless steel sink and drainer unit with mixer tap, integrated oven and hob with tile effect splashback and extractor fan over, space for washing machine, built-in appliances, laminate wood flooring.

Bedroom One

13' 11" max x 9' 8" max (4.24m max x 2.95m max)
Upvc double glazed window, built-in wardrobe, radiator, carpet.

Bedroom Two

10' 6" x 10' 2" (3.20m x 3.10m)
Upvc double glazed window, carpet, radiator.

Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, part tiled walls, radiator, wood effect flooring, upvc double glazed window.

Outside

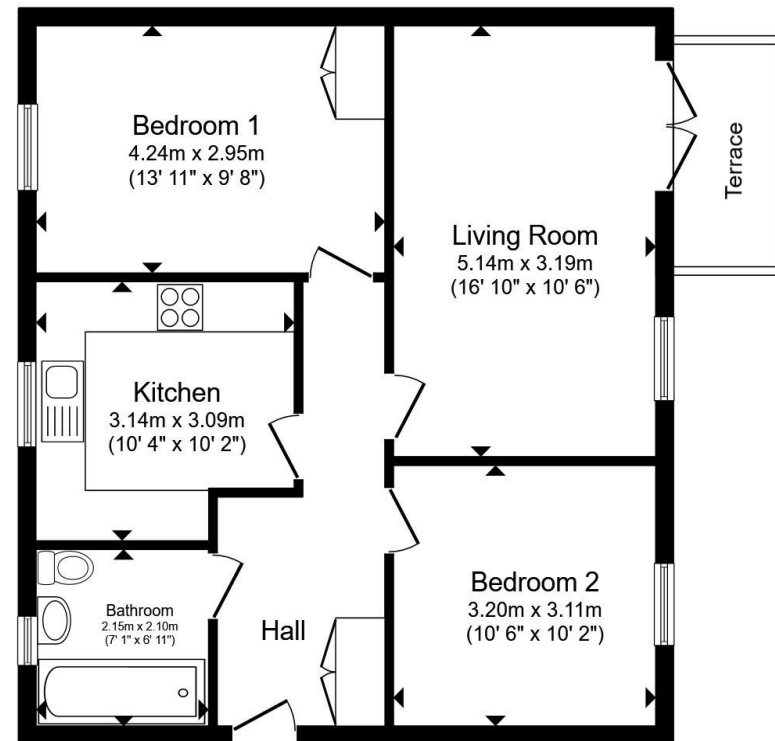
The property benefits from TWO PARKING SPACES, as well as PRIVATE PATIO.

Agents Notes

The current shared ownership percentage is 50%. Rent is payable on the remaining 50% of the property - this is currently £261.27 per month. A monthly service charge of £165.98 is also payable (including buildings insurance).

Rent and service charge payments are collected by monthly direct debit the 1st of each month and are reviewed annually each April in line with the terms of the Lease.

Ministry of Defense personnel will be prioritised for Shared Ownership.



Total floor area 62.9 m² (677 sq.ft.) approx

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.propertybox.io


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welcome to

Lehua House, James Ward Road, Colchester

- SHARED OWNERSHIP APARTMENT
- Spacious Living Room With Private Patio
- Modern Kitchen & Bathroom
- Two Double Bedrooms
- Two Parking Spaces
- Price Represents 50% Shared Ownership
- Opportunity To Purchase Up To 100%

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1991.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 15 Dec 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£95,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CCS121507](https://www.williamhbrown.co.uk/Property/CCS121507)



Property Ref:
CCS121507 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)