



King Coel Road, Colchester, CO3 9AQ

Asking price £180,000

We are pleased to be offering for sale this BEAUTIFULLY PRESENTED two double bedroom, with en suite first floor APARTMENT IN LEXDEN. Within easy reach of the A12 and good access to Colchester North Station, and regular, fast commuter links to London's Liverpool Street Station. Also within easy walking distance of both Stanway Primary and Secondary schools both rated "Good" by Ofsted. The property has an entrance hall with video entry phone, a spacious open plan living / dining room, fitted kitchen with built-in oven & hob and integrated fridge freezer, washing machine and dishwasher, en-suite shower room to principal bedroom and family bathroom. Outside the property has a parking space for three cars and a storage shed. There is gas central heating and uPVC double glazing.

Entrance Hall

Video entry phone, wall mounted room thermostat control for the central heating, radiator, large built-in storage cupboard

Living / Dining Room

19'4" x 11'0" (5.90 x 3.36)



Spacious open plan living / dining space with three uPVC double glazed windows to the side and two radiators

Kitchen

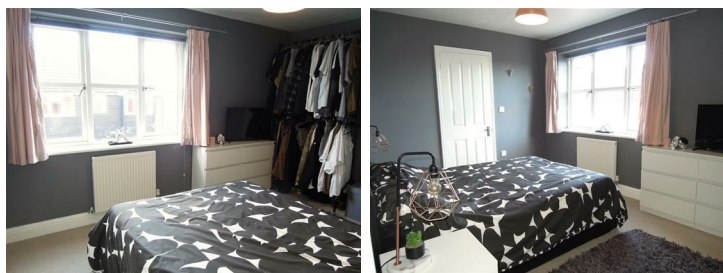
8'1" x 7'10" (2.47 x 2.39)



Well equipped and fitted kitchen with uPVC double glazed window to the front. Range of floor and wall mounted units and granite coloured roll top work surfaces with inset sink unit with mixer taps over. Built-in electric oven & ceramic hob plus integrated fridge freezer, washing machine and dishwasher. Wall mounted Vaillant "combi" gas boiler providing hot water and central heating.

Bedroom One

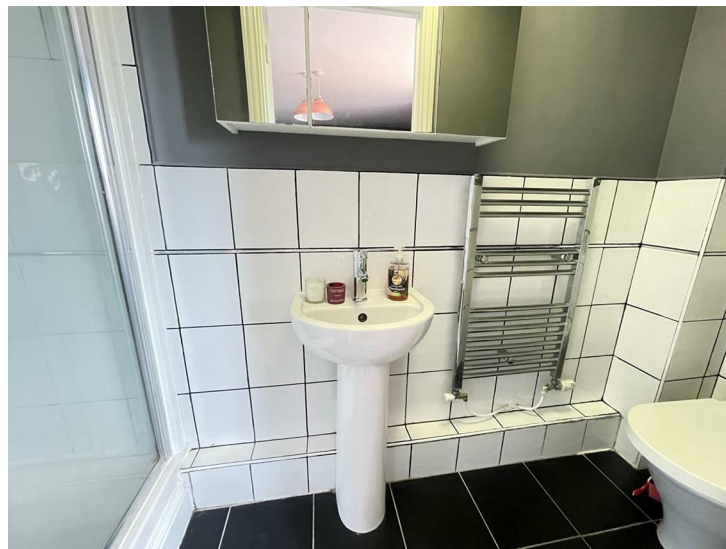
12'10" x 9'6" (3.93 x 2.91)



uPVC double glazed window to the side, radiator

EnSuite

9'6" x 2'10" (2.90 x 0.87)



Tiled shower cubicle with glass door, pedestal wash basin and low level WC. Heated chrome towel rail radiator, extractor fan

Bedroom Two

12'6" x 8'1" (3.82 x 2.47)



uPVC double glazed window to the side, radiator

Bathroom

8'9" x 4'8" (2.68 x 1.44)



Paneled bath with shower mixer taps, pedestal wash basin and low level WC. Heated chrome towel rail radiator, extractor fan.

Parking



There is an allocated graveled parking space large enough for three cars.

Storage Shed



Next to the parking area is a lock up storage shed.

LEASE

125 Year lease from 24/03/2008 to 23/03/2133.

109 Years remaining.

Ground Rent currently £150.00 PA with clause increasing this by £100 every 25 years.

Service Charge currently £2,460.00 P.A.

Council Tax Band 'B'

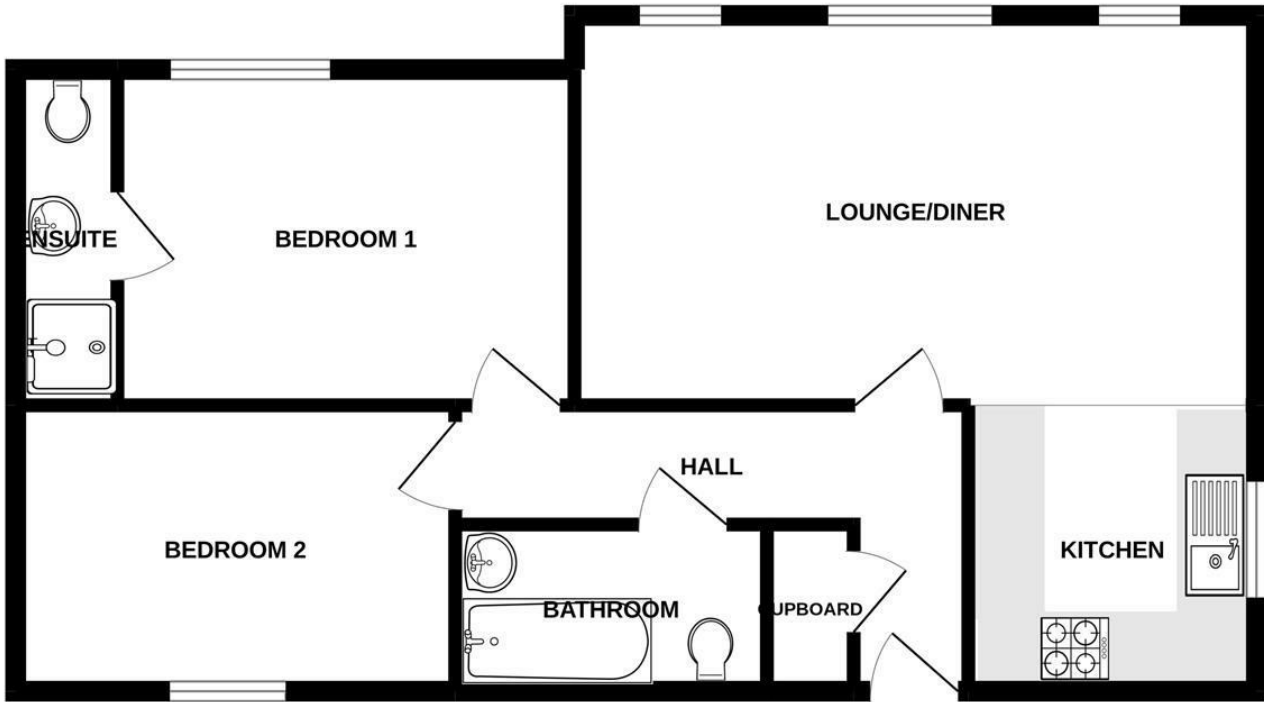
AML Legislation

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

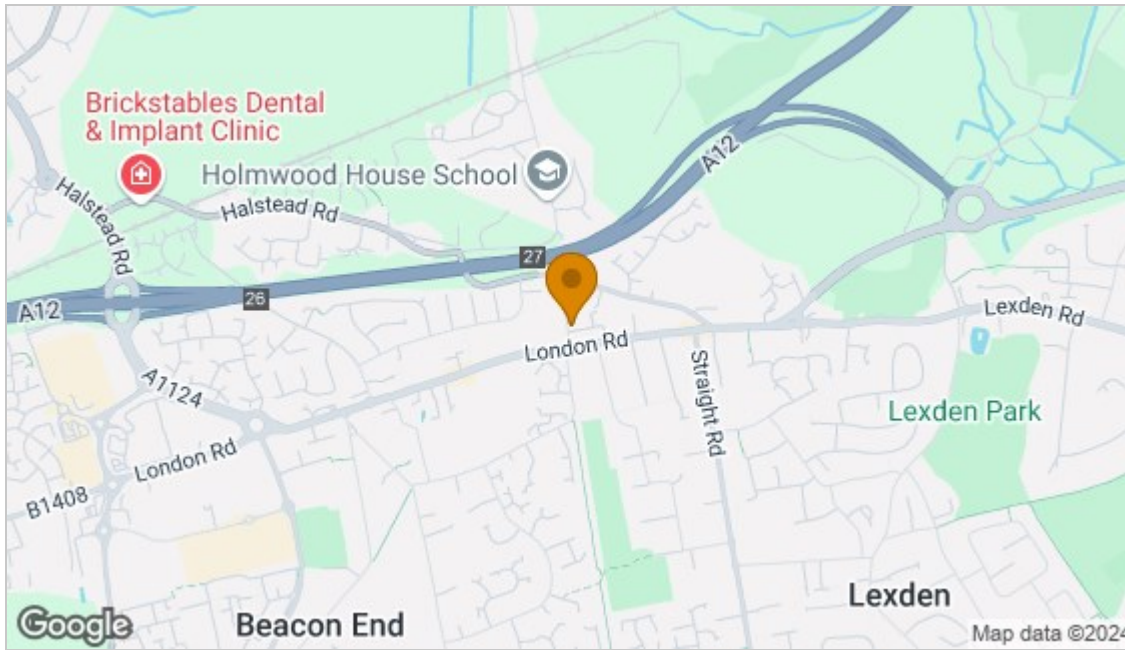
Disclaimer:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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