



6 LEXDEN GRANGE

TO LET

COLCHESTER, ESSEX, CO3 3RL

NP NICHOLAS
PERCIVAL

To Let £1,495 pcm exclusive
Deposit £1,725
Holding deposit £345
Council Tax Band: D, Colchester City Council
EPC Rating: C72

A spacious and well-appointed apartment within the prestigious Lexden Grange Development benefitting from a wealth of period features, gas fired central heating and allocated parking. The property is located within walking distance of the City Centre and has use of the beautiful communal gardens.



Accommodation

6 Lexden Grange is located on the first floor and is accessed via the communal Entrance Hall.

Reception Hall

With intercom entry system, radiator, BT point, cupboard housing electricity consumer unit, doors to all rooms.

Sitting Room, 21' 8" x 15' 8"

With bay large bay to side overlooking the communal gardens and window to front, 4 radiators, 2 ceiling light points, fitted bookshelves, BT and TV points, step up to

Kitchen, 10' 4" x 9' 5" plus bay to side

Comprehensively fitted with range of base and eye level units, granite worktops, integral electric oven and 5 ring gas burner, stainless steel splashback and stainless steel extractor hood over, one and a half bowl sink and drainer unit with swan mixer tap, integrated fridge and freezer, washer dryer and dishwasher. Boiler cupboard housing gas fired boiler. Ceiling light point, pelmet lighting, tiled floor.

Bedroom One, 14' 1" into bay x 11' 10" max

With bay window to side, TV and BT points, radiator, ceiling light point, door to:

En-suite Shower Room

With 2 windows to front, white suite comprising high level W.C., pedestal wash hand basin, shower cubicle with waterfall showerhead, heated towel rail, electric shaver point, part panelled walls and part exposed brickwork, wooden flooring.

Bedroom Two, 12' 11" x 8' 10"

With bay window to front, BT and TV points, radiator.

Viewing

Strictly by prior appointment through the Landlord's Letting Agent Nicholas Percival Limited tel: 01206 563222 or e-mail: info@nicholaspercival.co.uk.

Broadband and Mobile coverage

Max download speed Superfast 44Mbps & upload speed 8Mbps available. Mobile phone coverage available with EE, O2 & Vodafone. Source Ofcom





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