

# LETHE GROVE, COLCHESTER, ESSEX, CO2



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We are delighted to offer for sale this large first floor two-bedroom flat in Blackheath, located close to local amenities and bus routes. This property comprises of a spacious lounge, kitchen, two double bedrooms with wardrobes and family bathroom. Further benefitting from having a garage and off-road parking available to the front of the building. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

Entrance door into

HALLWAY Storage cupboards, 1 x radiator, fitted carpet.

#### BATHROOM

 $6' 65'' \times 5' 54'' (3.48m \times 2.9m)$  UPVC double glazed obscure window to the front, bath with over shower, hand wash basin, low level wc, vinyl flooring, 1 x radiator.

#### **BEDROOM TWO**

11' 99" x 11' 07" (5.87m x 3.53m) UPVC double glazed window to the rear, fitted wardrobe, 1 x radiator, fitted carpet.







#### **KITCHEN**

10' 48" x 7' 81" (4.27m x 4.19m) UPVC double glazed window to rear, eye level and base units, inset stainless steel sink, vinyl flooring.

## LIVING ROOM

15' 16" x 11' 92" (4.98m x 5.69m) UPVC double glazed window to front, 1 x radiator, fitted carpet.

## **BEDROOM ONE**

9' 95" x 9' 35" (5.16m x 3.63m) UPVC double glazed window to front, slide robed fitted wardrobes, 1 x radiator, fitted carpet.

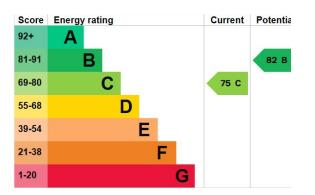
## PARKING

Off road parking available to the front of the building.

#### GARAGE

Garage

- \* Lease 999 years
- \* Maintenance £142.00 per calendar month
- \* Share of Freehold



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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