



LETHE GROVE, COLCHESTER, ESSEX, CO2

GUIDE PRICE £140,000





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" x 5' 54" (3.48m x 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		