

2b The Avenue, Colchester, Essex, CO3 3PA



Leasehold
Offers in excess of
£350,000
Subject to contract
Beautifully presented

2 bedrooms
1 reception room
1 bathroom



A beautifully presented two bedroom first floor apartment forming part of an impressive Victorian semi-detached house, a short walk from Colchester town centre.

Some details

General information

An extremely well presented, two bedroom, first floor apartment forming part of the conversion of this impressive Victorian semi-detached house. This spacious apartment benefits from a delightful staircase leading up to a galleried landing, with good room sizes and the additional benefit of a 29' long garage.

The accommodation, in brief comprises, an entrance hallway with an impressive stairflight leading to the galleried landing which has a fitted storage cupboard with access to loft space, sash window and doors off to the accommodation. There is a cloakroom with wash hand basin, wc, window to side and inset spotlight. The lounge, which is an impressive 18', has a feature fireplace, dual aspect window to front and picture rail. The kitchen/dining room is also 18' in length and is fitted with a range of worksurfaces with cupboards and drawers under, integrated oven, hob, extractor and microwave oven, space for washing machine, feature fireplace, picture rail, inset spotlights and window to rear.

The main bedroom is a dual aspect room with feature fireplace and bedroom two has a window to the side. The bathroom has a panel bath with shower over, wc, wash hand basin and heated towel rail.

Entrance hall

12' 2" x 7' 8" (3.71m x 2.34m) maximum

Galleried landing

16' 3" narrowing to 12'1" x 12' 2" (4.95m x 3.71m)

Lounge

18' 2" x 14' 7" (5.54m x 4.44m)

Kitchen/dining room

18' x 11' (5.49m x 3.35m)

Bedroom one

17' 3" x 14' 5" (5.26m x 4.39m)

Bedroom two

10' 1" x 8' 9" (3.07m x 2.67m)

Bathroom

7' 1" x 5' 9" (2.16m x 1.75m)

The outside

The property has access to a double length garage (29'9" x 11'5") with double doors opening to the front and three windows to the side. There is power and light connected and the garage provides parking for the property or additional storage space.

Location

The property is in the highly desirable district of Lexden to the west and within walking distance of Colchester town centre, which offers a wide range of shopping and leisure facilities, Colchester Castle Park and Mercury Theatre. The property is within walking distance of Hilly Fields and a number of highly regarded schools on Lexden Road. There are a number of bus stops with routes to the Tollgate Retail Park and onto Chelmsford or into the town centre.

Important information

Council Tax Band – C

EPC rating – D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold. We are advised there is 145 years remaining and that there is no service charge but a peppercorn ground rent of £26 pa and an annual building's insurance which the owner pays 50% of with the neighbouring property. The last premium was £138.50. Maintenance for the roof, communal entrance lobby and the driveway are split on a 50/50 basis between this property and the ground floor apartment.

Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance .We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

Directions

Proceed out of Colchester on Lexden Road, turn left into The Avenue and the property will be seen after a short distance on the left hand side, set back from the road.

Further information

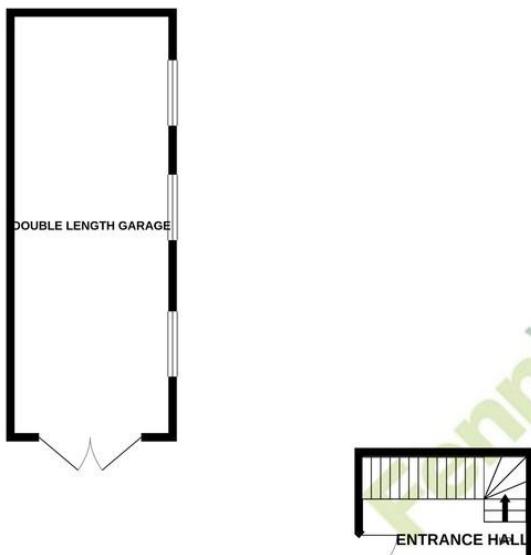
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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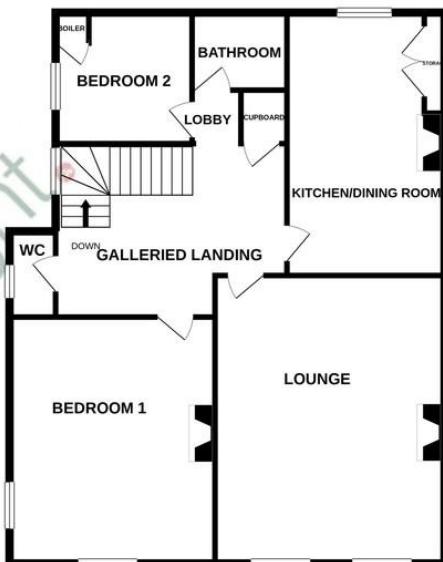
Viewing

To make an appointment to view this property please call us on 01206 763388.

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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