



## Wellesley Road, Lexden, CO3 3HE

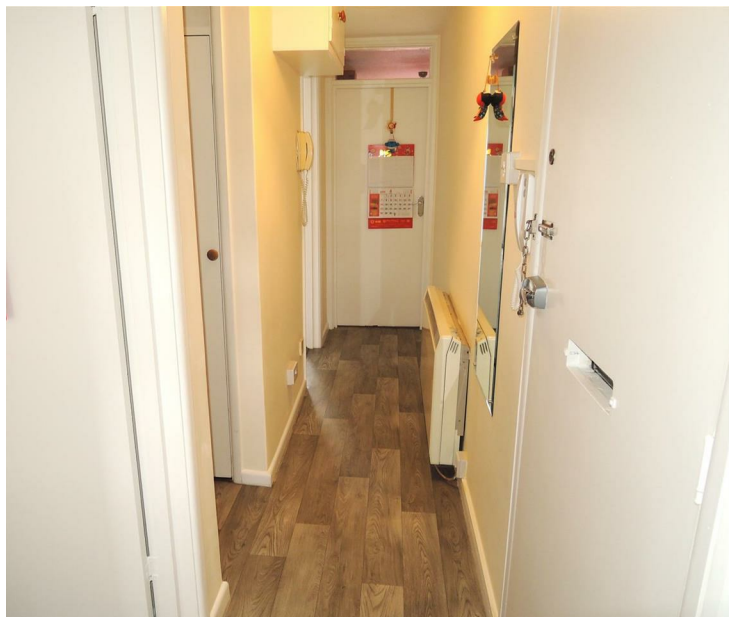
Price £160,000

Offered for sale with NO ONWARD CHAIN, Gallant Richardson are able to bring to the market this two bedroom, purpose built first floor flat. Located In the sought after Lexden suburb of Colchester, the property is located ideally for access to the city centre with the popular Crouch Street shopping avenue close by offering restaurants, coffee shops and boutiques, In addition Wellesley Road is ideally located to access the well reputed local schooling including Colchester Grammar School and Colchester High School. The property Is offered for sale with no forward chain and could suit buyers looking for a chain free purchase.

### Communal Entrance

With intercom system leading to communal entrance hall with further access to the rear communal garden and parking.

### Reception Hall:



Storage heater, airing cupboard housing lagged copper cylinder with dual immersion heaters door to:

### Lounge:

19'0" x 9'10" (5.80 x 3.00)



With full height double glazed bay window overlooking Wellesley Road, storage heater.

### Kitchen:

10'10" x 6'4" (3.32 x 1.94)



Comprising of worksurfaces with cupboards and drawers under and eye level units, single bowl stainless steel sink unit, plumbing for washing machine, electric cooker point, part tiling to walls, double glazed window to front.

### Bedroom One:

12'8" x 9'10" (3.87 x 3.02)



double glazed window to rear, storage heater, built in wardrobes.

### Bedroom Two:

9'1" x 7'0" (2.77 x 2.15)



Double glazed window to rear, wall mounted electric heater.

### Bathroom:

6'11" x 5'9" (2.13 x 1.77)



A white three piece suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C. extractor fan, heated electric towel rail.

### Communal Garden



Immediately to the rear of Wellesley House is a communal garden area mostly laid to lawn. accessing the communal parking spaces.

### Communal Parking



Beyond the garden is the communal parking area. Spaces are not allocated.

### Lease:

Lease Length: 105 Years

No Ground Rent

Service Charge: £2601.16 PA

Council Tax Band 'B'

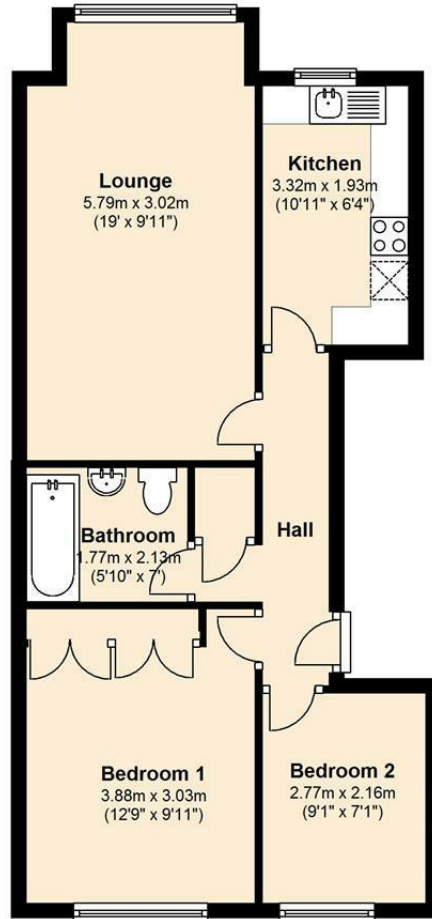
The property is currently let on an assured shorthold tenancy agreement which expires on the 30th June 2024. Please note some of the photographs used were taken prior to commencement of the current tenancy starting June 2023.

### 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.

## Ground Floor

Approx. 51.8 sq. metres (558.0 sq. feet)



Total area: approx. 51.8 sq. metres (558.0 sq. feet)

Plans are provided for identification purposes only are not guaranteed for scale and no liability on the part of Greenhouse property solutions is accepted.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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