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£150,000

Guide Price

Lethe Grove, Colchester

Guide Price: £150,000 - £170,000

Situated on the top floor within the sought-after Lethe Grove development, this well-proportioned two double bedroom apartment offers bright, spacious accommodation in a highly convenient location—ideal for first-time buyers, investors, or those looking to downsize.

The property boasts a light and airy feel throughout, with two generous double bedrooms, both enjoying large double-glazed windows. The kitchen is well-equipped with a good range of worktop and storage space, along with integrated appliances, making it perfectly suited to modern day-to-day living.

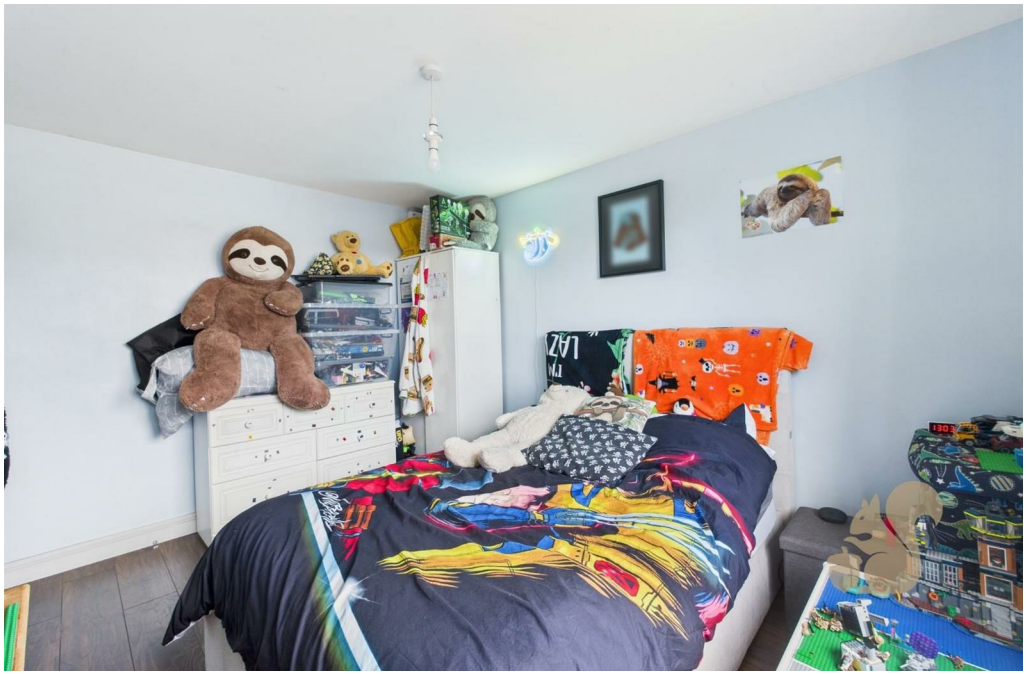
A particular highlight is the wide and welcoming entrance hallway, enhancing the sense of space and offering additional scope for storage or furnishings. The accommodation is completed by a well-appointed bathroom fitted to a good standard.

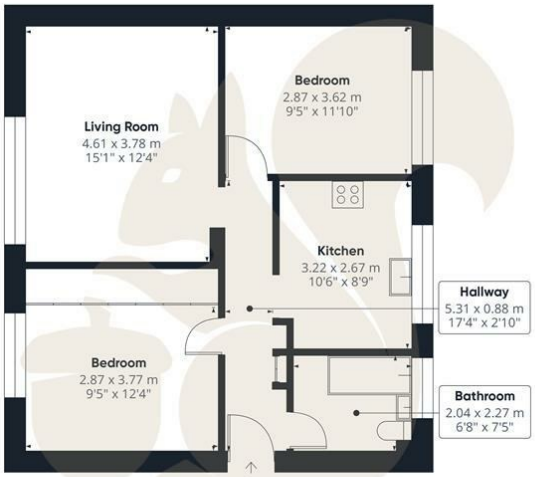
Externally, residents benefit from well-maintained communal grounds, providing pleasant green surroundings, along with ample off-road parking. A secure, brick-built storage shed adds further practicality—ideal for bikes or additional storage.

Positioned to the south of Colchester, Lethe Grove offers excellent access to local amenities, schooling and transport links, including easy routes to the city centre and A12, making it especially appealing for commuters.

Adding to its appeal, the property is also set to benefit from a lease extension, making this an excellent opportunity to acquire a spacious apartment in a sought after location.

Our Family Home
JUMP
PUDDLES!





Ground Floor Building 1

Ground Floor Building 2

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Approximate total area(1)

66 m²
710 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Leasehold - Share of Freehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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

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