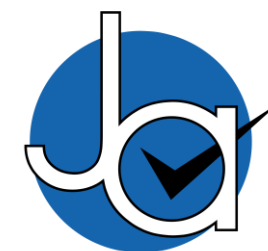




## 2 bedroom Apartment located in Colchester.

Guide Price  
£300,000 - £335,000

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Gilberd House, Lexden Park Colchester CO3 3UF



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £300,000 TO £325,000\*\*\*

Surrounded by beautiful parkland and featuring stunning pond views, this location is ideal for those seeking a peaceful yet well connected lifestyle. Set within the prestigious and immaculately maintained grounds of Lexden Park, this exquisite second floor apartment in Gilberd House has been completely refurbished to an exceptional standard throughout. Offering an impressive 1,165 sq ft (108 sq m) of sophisticated living space, the property blends contemporary comfort with elegant, high-quality finishes.

### STEP INSIDE

A secure entry system and convenient lift access provide both privacy and ease as you arrive at this thoughtfully appointed home.

Stepping into the spacious hallway, the quality of craftsmanship is instantly clear. The layout leads into a beautifully designed Kitchen/Dining Room, measuring 21'6" x 12'7" (6.5m x 3.8m), where luxury navy blue shaker style cabinetry is paired perfectly with matching wooden worktops and timber flooring. A striking double range cooker with coordinating extractor hood creates an impressive focal point, while integrated appliances maintain the room's clean, refined aesthetic. The generous proportions comfortably accommodate a dining area, making this a stylish hub for both daily living and entertaining.

Flowing seamlessly from the kitchen, the expansive Sitting Room measures 22'8" x 10'10" (6.9m x 3.3m). This bright and welcoming space is enhanced by large windows and glazed doors opening onto the private balcony, sized 13'3" x 4'9" (4.0m x 1.4m). Offering serene views over the grounds, the balcony is ideal for relaxing outdoors while enjoying the surrounding parkland and ponds.

The apartment features two generous double bedrooms.

The primary bedroom, measuring 14'8" x 14'1" (4.5m x 4.3m), provides a spacious retreat with pleasant outlooks and a beautifully finished en suite shower room. The en suite, measuring 8'2" x 5'0" (2.5m x 1.5m), includes a modern corner shower, stylish tiling, and premium fixtures.

The second bedroom, sized 9'5" x 9'1" (2.9m x 2.7m), sits conveniently near the main bathroom, making it ideal as a guest bedroom, home office, or additional double.

The contemporary family bathroom, measuring 7'3" x 5'7" (2.2m x 1.7m), features a modern three-piece suite including a bathtub with overhead shower, complemented by sleek tiling and a fresh, modern aesthetic.

### STEP OUTSIDE

The property benefits from off- road parking and a private garage, offering both convenience and security. The residence enjoys an exceptional setting, positioned within the beautifully maintained estate that surrounds the large lake at Lexden Park Nature Reserve.

The wider grounds feature well- kept communal gardens, thoughtfully landscaped to complement the natural environment, along with immaculately presented driveways that enhance the sense of tranquillity and exclusivity.

### THE LOCATION

Lexden Road is regarded as one of Colchester's premier addresses, offering attractive homes and excellent schools, many within easy walking distance. The nearby Prettygate area also provides additional local amenities and is known for its desirable residential character. The city centre is just over a mile away, offering dining and retail options along with a vibrant mix of shops, cafés and restaurants.





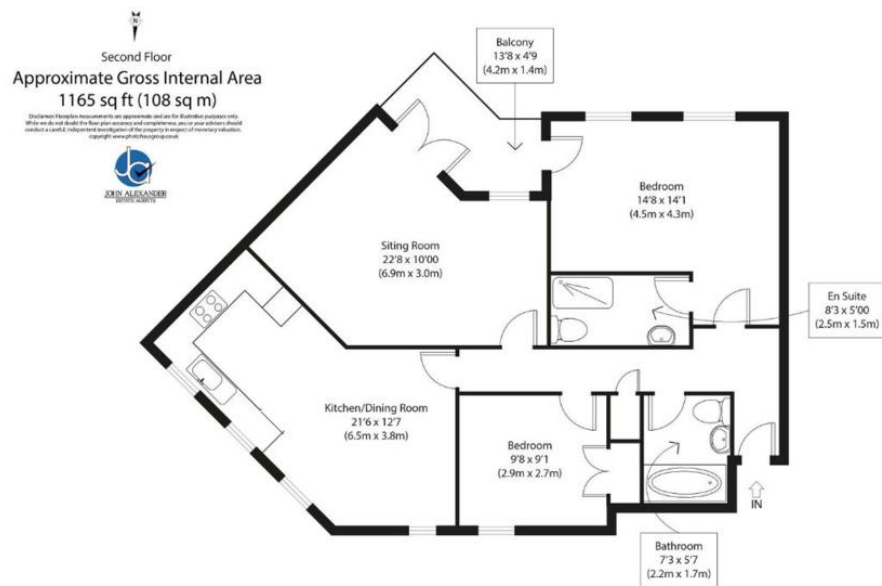


Gilberd House,, Lexden Park, Colchester, CO3 3UF





## FLOORPLAN



## DIRECTIONS

### CONTACT

**99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY**

**E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)**

**T 01206 656007**

**[www.john-alexander.co.uk](http://www.john-alexander.co.uk)**

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