

For Sale

£150,000 Leasehold



## Victoria House Eld Lane Colchester CO1 1PE

**\*\*NO ONWARD CHAIN\*\*** Ideally located apartment, situated in Colchester's town centre with its array of shops, restaurants, amenities and town train station. Ideal first time purchase.

OPEN TO OFFERS

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- Energy Rating: C
- TOWN CENTRE LOCATION
- IDEAL FIRST TIME PURCHASE
- MODERN KITCHEN
- SPACIOUS LIVING AREA

# Property Details

**Private Entrance Door To:**

**Entrance Hall**

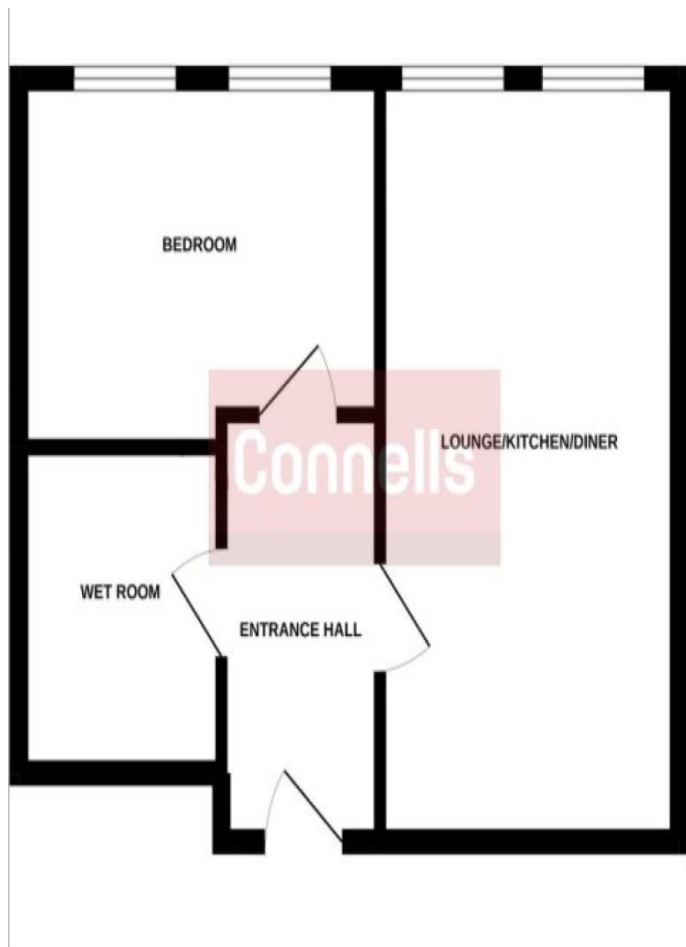
**Open Plan Living And Kitchen** Irregular Shaped  
Room 28' 2" max x 13' 5" max ( 8.59m max x 4.09m)

**Living Area**

**Kitchen**

**Bedroom** 18' 5" max x 8' 5" max ( 5.61m max x 2.57m max)

**Wet Room**



To view this property please contact Connells on

**T 01206 547 431**

**E [colchester@connells.co.uk](mailto:colchester@connells.co.uk)**

3a High Street  
COLCHESTER CO1 1DA

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: CCH307951 - 0006

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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