



**Victoria Chase, Colchester, CO1 1WW**

**welcome to**

**Victoria Chase, Colchester**

Early viewing is advised of this two bedroom top floor apartment conveniently situated for access to both North Station and the city centre. Accommodation comprises spacious living accommodation, modern kitchen and bathroom and allocated parking.



**This top floor apartment could be an ideal first time purchase or investment opportunity.**

**The property benefits from being located within walking distance of Colchester's mainline train station with direct links to London Liverpool Street, and the city centre with its range of shops, restaurants and amenities.**

**Accommodation comprises entrance hall, lounge/diner, kitchen, two bedrooms and shower room. Externally the property benefits from allocated parking.**

**Communal Entrance Door To:**

**Communal Entrance Hall**

With stairs to top floor.

**Entrance Door To:**

**Entrance Hall**

Storage cupboard, telephone entry system, loft access, doors to:

**Lounge / Diner**

19' 11" max x 10' 10" max ( 6.07m max x 3.30m max )  
L-shaped room with upvc double glazed French doors to Juliet balcony, radiator

**Kitchen**

8' 10" max x 8' 7" max ( 2.69m max x 2.62m max )  
(measurements are taken from wall to wall), upvc double glazed window, wall and base level units, work surfaces with inset sink and drainer unit, integrated oven and four ring hob, space for fridge/freezer, space for washing machine, wall mounted boiler.

**Bedroom One**

11' 5" max x 9' 1" + window recess ( 3.48m max x 2.77m + window recess )  
Upvc double glazed window, radiator, built-in wardrobe.

**Bedroom Two**

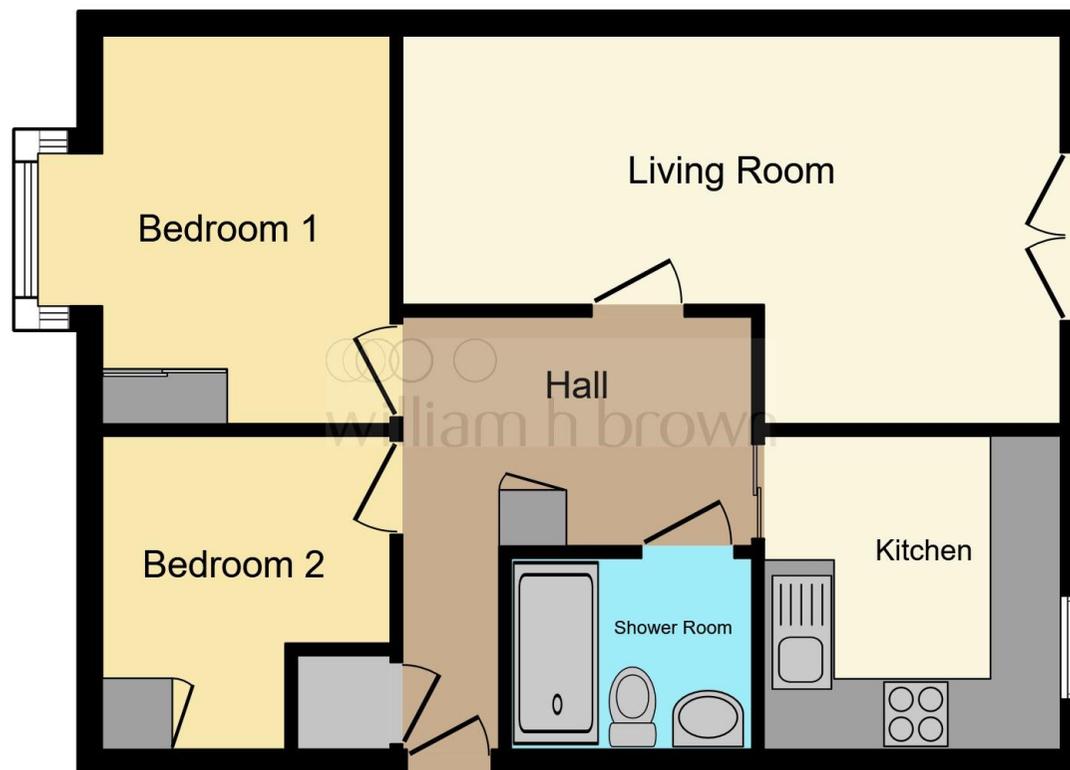
9' 1" max x 8' max ( 2.77m max x 2.44m max )  
Upvc double glazed window, radiator.

**Shower Room**

Modern white suite comprising double shower cubicle, low level w.c. and wash hand basin set into vanity unit, part tiled walls, laminate flooring, ladder heated towel rail.

**Outside**

The property benefits from parking space.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Victoria Chase, Colchester

- Top Floor Apartment
- Spacious Living Accommodation
- Two Bedrooms
- Shower Room
- Allocated Parking
- Close To Station & City Centre

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS119639 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**directions to this property:**

Refer to map



william h brown



**01206 577772**



[Colchester@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



[williamhbrown.co.uk](http://williamhbrown.co.uk)