



Victoria House, Eld Lane, Colchester, CO1 1PE

welcome to

Victoria House Eld Lane, Colchester

ATTENTION INVESTORS! Located in the heart of Colchester's city centre is this well presented two bedroom first floor apartment with tenant in situ. The property is offered with NO ONWARD CHAIN and is presented in good decorative order throughout with modern kitchen and bathroom.



This modern first floor apartment is situated in the heart of Colchester in Eld Lane and is offered with tenant in situ and no ongoing chain.

Accommodation comprises entrance hall, lounge/diner, kitchen. two bedrooms and bathroom. The property offers an ideal investment opportunity.

Communal Entrance Door To:

Communal Entrance Hall

With stairs and lift to first floor.

Entrance Door To:

Entrance Hall

Radiator, built-in storage cupboard, doors to:

Lounge

15' 3" x 13' 8" (4.65m x 4.17m)

Two upvc windows to rear, upvc window to side, radiator, wall mounted video telephone entry system.

Kitchen

14' 7" x 7' 9" (4.45m x 2.36m)

Upvc window to side, eye and base level units, roll top work surfaces, inset stainless steel single drainer sink unit with mixer tap and tiled splashbacks, integrated double electric oven, four ring hob with extractor fan over, spaces for washing machine and fridge/freezer, tiled flooring, radiator.

Bedroom One

13' 3" x 8' 1" (4.04m x 2.46m)

Upvc window to rear, radiator, double fitted wardrobe.

Bedroom Two

9' 4" x 6' 1" (2.84m x 1.85m)

Upvc window to rear, radiator.

Bathroom

Low level w.c., vanity wash hand basin, panelled bath with mixer tap and shower over, tiled flooring, fully tiled walls, stainless steel heated towel rail, inset spotlights.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Victoria House Eld Lane, Colchester

- NO ONWARD CHAIN
- First Floor Apartment With Tenant In Situ
- Lounge & Kitchen
- Two Bedrooms & Bathroom
- Well Presented Throughout
- City Centre Position
- INVESTMENT OPPORTUNITY

Tenure: Leasehold EPC Rating: C

offers in excess of

£140,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CCS118583 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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