



Victoria House, Eld Lane, Colchester, CO1 1PE

welcome to

Victoria House Eld Lane, Colchester

Situated in the heart of Colchester, this lovely one bedroom first floor apartment offers access to cafes, restaurants, shops and amenities. The train station is also within easy reach.



This stunning modern apartment could be an ideal first time purchase or investment opportunity. The property benefits from entrance hallway, open plan lounge/diner/kitchen, large double bedroom, bathroom and is beautifully presented throughout.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to first floor.

Entrance Door To:

Hallway

Carpet, built-in cupboard, radiator, doors to:

Lounge / Diner / Kitchen

28' 7" max x 13' max (8.71m max x 3.96m max)

Two double glazed windows, radiator, carpet to lounge area. Kitchen area comprising modern range of base and eye level units, work surfaces, inset sink and drainer unit, oven and hob, space for appliances, tiled splashbacks, tiled flooring.

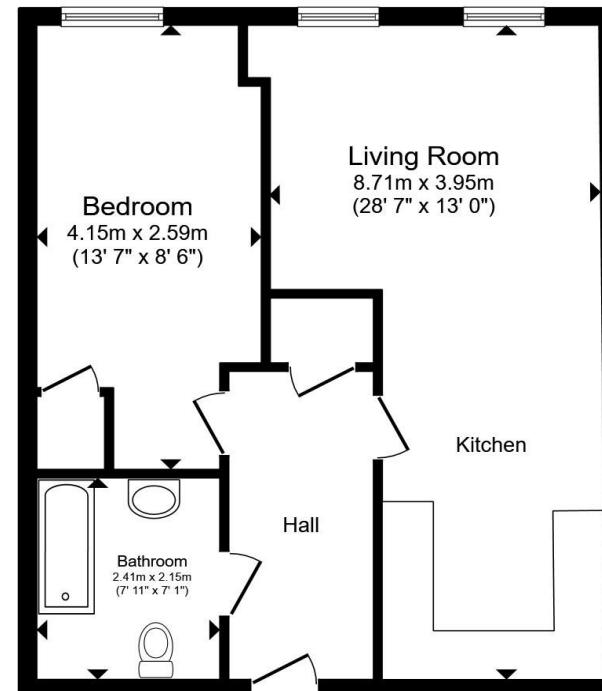
Bedroom

13' 7" max x 8' 6" max (4.14m max x 2.59m max)

Double glazed window, built-in storage cupboard, carpet, radiator.

Bathroom

Modern suite comprising panel enclosed bath with shower over, low level w.c., wash hand basin set into vanity unit, tiled floor and walls, heated towel rail.



Total floor area 53.3 m² (574 sq.ft.) approx

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.propertybox.io



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welcome to

Victoria House, Eld Lane, Colchester

- First Floor Apartment
- Open Plan Living Accommodation
- Large Double Bedroom
- Bathroom
- Walk To Station
- City Centre Position

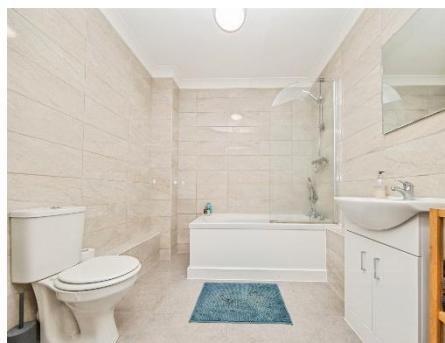
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1300.00

Ground Rent: 250.00

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.

£140,000



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directions to this property:

Refer to map



Please note the marker reflects the
postcode not the actual property



Property Ref:
CCS120967 - 0002

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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