



VICTORIA CHASE, COLCHESTER, ESSEX, CO1

GUIDE PRICE £125,000





We are delighted to offer to the market for sale this ground floor one bedroom apartment, located within walking distance of Colchester North Station and Colchester City Centre. The property comprises of a communal entrance hall into the block with built in cupboards, inside the property you'll find a double bedroom, open plan lounge/kitchen with French doors and a good-sized bathroom with full suite. Further benefitting from one allocated parking space. The service charge is £1,208.00pa including ground rent. This is a perfect investment property or first time purchase.

ENTRANCE HALL

Secure entrance door into

LIVING ROOM

13' 2" x 9' 15" (4.01m x 3.12m) UPVC double glazed patio doors to car park, fitted carpet, 1 x radiator.

KITCHEN

7' 1" x 8' 2" (2.16m x 2.49m) UPVC double glazed window to the car park, eye level and base units with over worktop, integrated oven/hob, under counter fridge/freezer, inset stainless steel sink, extractor fan, tiled flooring.



BEDROOM

10' 6" x 7' 9" (3.2m x 2.36m) UPVC double glazed window to the front, built in double wardrobes, 1 x radiator, fitted carpet.

BATHROOM

4' 9" x 6' 5" (1.45m x 1.96m) Bath with over shower, vanity hand wash basin and wc, tiled throughout.

PARKING

Allocated parking for one vehicle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements