



- Sought After Location
- First Floor Apartment
- Two Bedrooms
- 19ft Lounge/Diner
- Modern Bathroom And Kitchen
- Allocated Parking & Visitors Parking

35 Victoria Chase, Colchester, Essex. CO1 1WB.

A two bedroom first floor apartment located within walking distance to Colchester North Station and the town centre. This spacious apartment offers two bedrooms, recently refurbished bathroom, modern kitchen and a 19ft lounge/diner. The property also benefits of allocated parking and visitors parking. Internal inspections are highly advised.



Property Details.

Entrance

Communal Entrance

Buzzer entry, stairs to all floors and doors leading to;

Entrance Hall

With storage cupboard, electric heater, airing cupboard and doors to:

Bedroom Two



9' 3" x 8' 0" (2.82m x 2.44m) With window to front, storage heater.

Bedroom One



11' 7" x 9' 1" (3.53m x 2.77m) With double doors to front with juliet balcony, storage heater, built in wardrobes.

Lounge/Diner



19' 10" x 10' 11" (6.05m x 3.33m) With double doors to rear with juliet balcony, electric heater, TV point.

Kitchen



8' 10" x 8' 7" (2.69m x 2.62m) With window to rear, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, cooker with hob and extractor hood over, fridge/freezer and washing machine to remain.

Property Details.

Bathroom



With P shape bath with shower over, wash hand basin, enclosed cistern WC, heated towel rail.

Outside & Parking



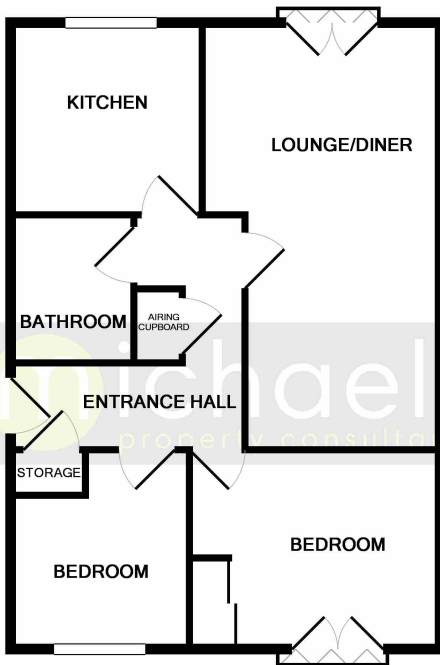
The property benefits of one allocated parking space and visitors parking is available.

Lease Details

We have been informed by the current vendors that this property is offered on a leasehold basis and there are approximately 970 years on the lease. The maintenance is payable at a very reasonable cost of £92.50 PCM. We do however, advise that any interested parties check this information with their legal representative.

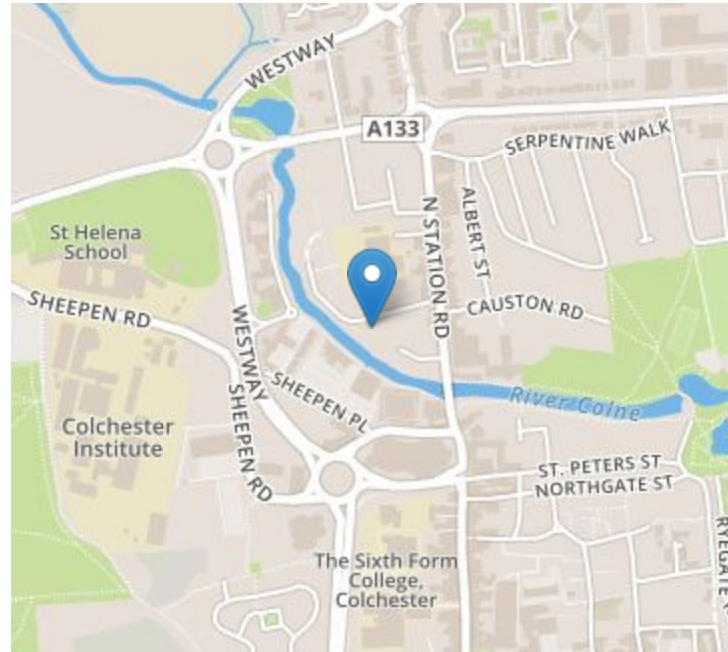
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.