



- CASH BUYERS ONLY
- Investment Opportunity
- Second Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living/Family Room
- 230 Year Lease Remaining!
- Ground Rent £275.00p P/A
- Service Charge £1830.00p P/A
- Allocated Parking

**17 Vitoria Mews, Colchester, Essex. CO2 9GD.**

Excellent Two-Bedroom Apartment – South Colchester – CASH BUYERS ONLY - Please note this property is available to cash buyers only and is therefore offered at a very attractive price below current market value. For further information, please contact a consultant today. Situated in a sought-after South Colchester location, the property is conveniently placed close to a wide range of local amenities, shops, and a regular bus network providing easy access to the city centre. The apartment also benefits from outlooks onto an attractive green space.



# Property Details.

## Second Floor Apartment

### Entrance Hall

### Master Bedroom



### Bedroom Two



### Bathroom



### Living Room/Kitchen



Living Room - 15' 3" x 14' 5" (4.65m x 4.39m)

Kitchen - 11' 8" x 6' 0" (3.56m x 1.83m)

# Property Details.

## Additional Information

Leasehold Information: The property is offered on a leasehold basis with a 250-year lease from 1 January 2006, leaving approximately 230 years remaining. The service charge is approximately £1,830 per annum, with a ground rent of £275 per annum. All interested parties are advised to confirm these details with their solicitor at an early stage of conveyancing.

Current tenancy: The current tenancy agreement is until August 2026, currently paying £950PCM, offering a gross yield of 8.4%. The current tenants are keen to remain in situ, subject to terms being agreed.

# Property Details.

## Floorplans



Total area: approx. 57.7 sq. metres (620.7 sq. feet)

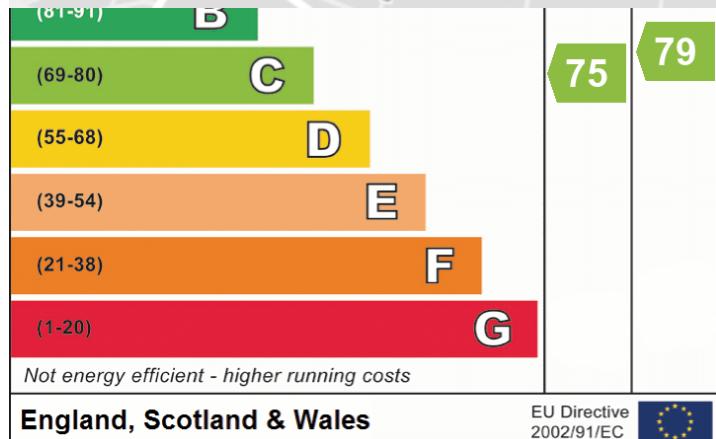
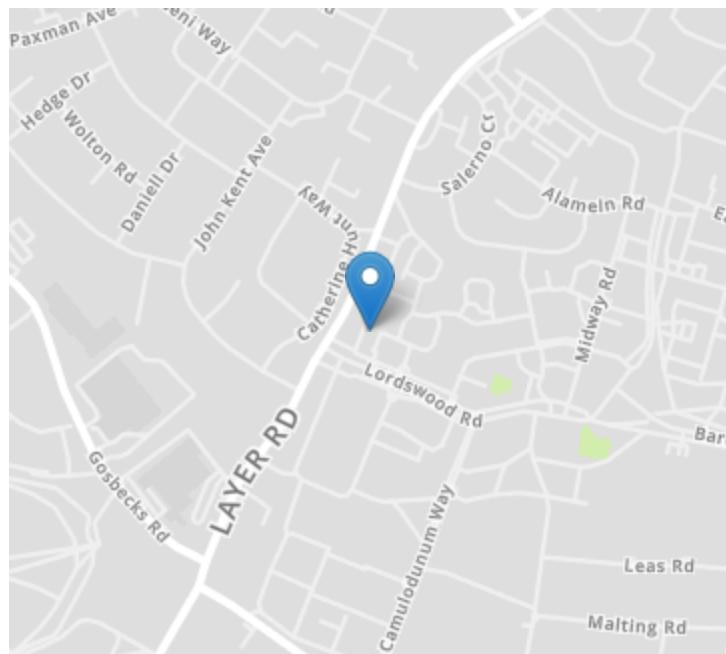
All measurements have been taken as a guide by prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or mistake. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may not be to scale. Areas shown include recessed areas and may include wardrobe/cupboard space. No guarantee is given to any measurements taken on site. Buyers are advised to have their own measurements.

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Plan produced using PlanUp.com

Victoria Mews, Colchester

## Location



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.

