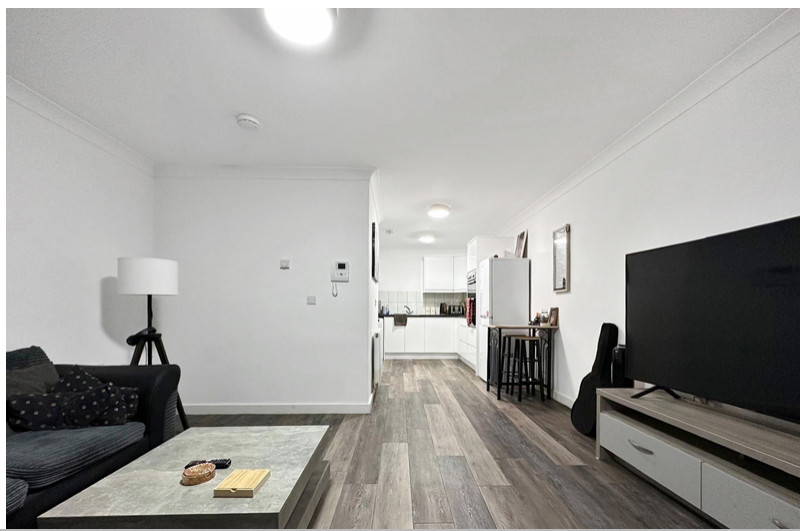




- Excellent Investment Or First Time Purchase
- Superb City Centre Location, Within Striking Distance Of Station
- No Onward Chain
- Investment Opportunity
- Well Presented Throughout
- Low Maintenance Throughout
- Open Plan Living Area/Kitchen/Dining Area
- Modern Building Conversion
- Well Maintained Communal Area & Bin Storage

### Flat 7 Victoria House, Eld Lane, Colchester, Essex. CO1 1PE.

Located within the popular Victoria House on Eld Lane, this well-presented ground-floor apartment offers modern living just moments from Colchester's vibrant city centre and mainline railway station. The property features a bright and spacious open-plan kitchen/living area/dining area, ideal for both day to day living and entertaining. The contemporary kitchen is fitted with a range of integrated appliances and provides ample storage, while large windows allow plenty of natural light to flow through the space.





# Property Details.

## Ground Floor

### Hallway



12' 5" x 4' 11" (3.78m x 1.50m)

### Shower Room



8' 0" x 7' 4" (2.44m x 2.24m)

### Bedroom



17' 6" x 8' 3" (5.33m x 2.51m)

### Kitchen



9' 2" x 7' 0" (2.79m x 2.13m)

# Property Details.

## Living Room/Dining Area



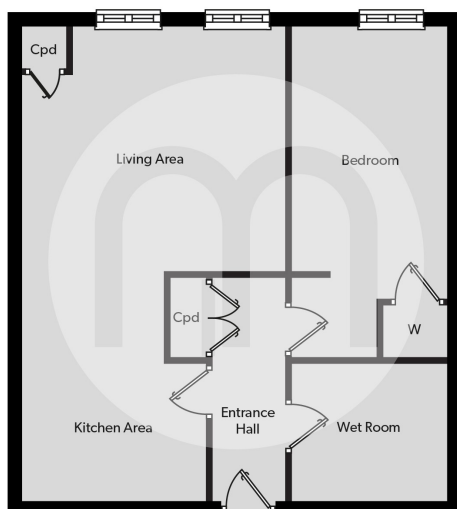
13' 8" x 12' 4" (4.17m x 3.76m)

## Agents Notes & Lease Information

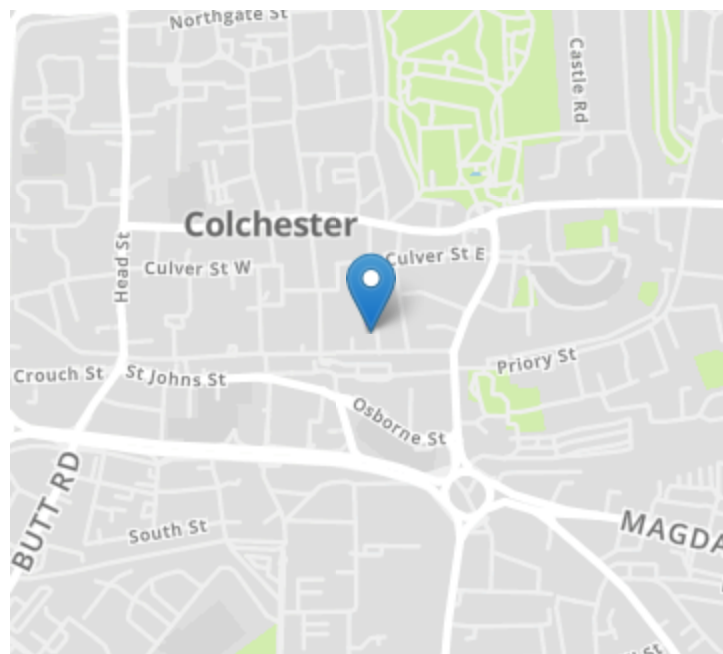
We have been advised by the seller that there is 141 years remaining with a service charge of approximately £1500 per annum and a ground rent of £250 per annum. We have also been informed there is a separate buildings insurance charge of £400 Per Annum. We do however advise that all buyers are to clarify this with there solicitor.

# Property Details.

## Floorplans



## 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.