



- Ideal First Purchase or Investment Opportunity
- Top Floor Apartment
- Juliette Balcony
- Within Walking Distance To Colchester City Centre, Station & Amenities
- Communal Gardens
- Allocated Parking Space

### 40 Victoria Chase, Colchester, Colchester, Essex. CO1 1WN.

An ideal investment opportunity, located on the top floor lies this one bedroom apartment, situated in the Victoria Chase development within close proximity of Colchester City Centre and North Train Station with direct links to London Liverpool Street within an hour. This apartment would be an ideal first purchase or investment opportunity.





# Property Details.

## Communal Entrance Hall

With stairs to first floor.

## Entrance Hall

Laminate flooring, storage cupboard, radiator, doors to:

## Living Room

13' 5" x 9' 5" ( 4.09m x 2.87m ) UPVC windows to rear aspect , radiator, Juliette balcony, open doorway access to:

## Kitchen



8' 2" x 6' 10" ( 2.49m x 2.08m ) Modern range of base and eye level units, work surfaces with inset stainless steel sink and drainer unit, part tiled walls, integrated oven and hob with extractor fan over, space for washing machine, inset spotlights.

## Bedroom One



8' 7" x 7' 9" (2.62m x 2.36m) UPVC window to front aspect, wall mounted radiator.

## Bathroom



Modern white suite comprising panel enclosed bath, low level W.C and wash hand basin with vanity cupboard, part tiled walls, tiled floor, radiator, extractor fan.

## Outside

The property benefits from one allocated parking space and well maintained communal areas/gardens.

## Agents Notes & Lease Information

We are advised by the seller there is currently 964 years remaining on the lease, with a service charge of approximately £1080 per annum and a ground rent of £50 per annum. We do strongly advise that all prospective buyers are to clarify this information with their chosen solicitor.

The property also comes with a sitting tenant, currently contracted for another year with the apartment currently achieving a rental figure of £710 PCM.