



- Modern Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Diner/Kitchen
- Well Presented Throughout
- One Allocated Parking Space
- Close To Town Centre

### 13 Vitoria Mews, Colchester, Essex. CO2 9GD.

A well presented two double bedroom ground floor apartment situated within the popular Fortuna Park Development with excellent access to the Town Centre, and within easy reach to Stanway Retail Park & the A12. Internally this contemporary apartment boasts two generous bedrooms, family bathroom, 19ft open plan lounge/diner/kitchen with fitted units and space for appliances and two generous storage cupboards. Externally there is one allocated parking space and communal gardens. A brilliant first time purchase or investment property, internal viewings are highly advised.





# Property Details.

## Ground Floor Apartment

### Entrance Hall

With entry phone system, airing cupboard, storage cupboard and doors to.

### Bedroom One



12' 6" x 8' 3" (3.81m x 2.51m) With window to rear, electric heater, space for wardrobes.

### Bedroom Two



11' 2" x 8' 5" (3.40m x 2.57m) With window to rear.

### Bathroom



With obscure window to front, heated towel rail, close coupled WC, wash hand basin, panelled bath with shower over.

### Open Plan Living Room/Diner/Kitchen

19' 8" x 13' 9" (5.99m x 4.19m) Open plan reception room and kitchen with two windows to rear, electric heater, space for dining table.

Kitchen Area: Contemporary kitchen with wall and base units with drawers and worktops over, inset sink and drainer, oven and hob with extractor hood over, space for fridge/freezer and plumbing for washing machine.

### Parking

One Allocated Parking Space.

### Lease Information

The current vendor has advised that the lease remaining is 237 years and the ground rent is payable at £137.50 every 6 months and the service charge is £605.3 every 6 months, however we do advise any prospective purchaser checks this information with their legal representative.