



- Duplex Apartment
- Two Bedrooms
- Master Suite with Dressing Room And En-Suite
- Modern Fitted Kitchen
- Additional Cloakroom
- Two Reception Rooms
- Balcony Over Looking River
- Private Parking And Detached Garage
- Share of Freehold

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

GUIDE PRICE £240,000 - £250,000 An exceptional example of a two bedroom duplex Penthouse, situated conveniently within the heart of Colchester's Vibrant & expanding historical Town Centre. Across two floors and presented to the market in excellent order, this luxury apartment has been loved and cherished by the current vendors. Highlights include a welcoming entrance hall with double doors leading to a sizeable living room with dual aspect windows and its very own private balcony - suitable for a small bistro table & chairs, with breathtaking riverside views.



Property Details.

Entrance Hall

Entrance door to front aspect, wood effect floor throughout, stairs to first floor, secure telephone entry system, storage cupboard under stairs housing washing machine & tumble dryer, radiator, further doors to:

Cloakroom

W.C, wash hand basin, radiator, fully tiled throughout

Kitchen



7' 8" x 11' 6" (2.34m x 3.51 m) Variety of modern fitted base and eye level units with roll top working surfaces over, inset stainless steel sink, drainer and mixer tap over, integrated electric fan assisted oven and grill, inset four ring gas hob with extractor fan over, space for fridge/freezer, wine cooler, dishwasher, tiled splash backs, UPVC window to side aspect, wood effect floor throughout, radiator

Dining Room/Bedroom Three



10' 4" x 8' 9" (3.15m x 2.67m) UPVC window to front aspect, radiator

Living Room



13' 7" x 14' 3" (4.14m x 4.34m) UPVC windows to side aspect, feature gas fire place, double doors leading to private balcony (with cast iron railings enclosing), variety of communication points input/output, radiator

First Floor

First Floor Landing

UPVC window to rear aspect, stairs to ground floor, loft hatch above, storage cupboard, further doors to:

Master Bedroom



10' 9" x 12' 9" (3.28m x 3.89m) Oversized feature UPVC window to side aspect, overhead and bedside storage cupboards with wall mounted lights, radiator, double doors leading to dressing room, further door leading to:

Property Details.

Ensuite Bathroom



UPVC obscure window to side aspect and rear aspect, feature sunken bath, pedestal wash hand basin, wall mounted lights, fully tiled walls, inset spotlights, radiator, W.C, shower cubicle with tiled wall behind.

En-suite Shower Room



UPVC obscure window to front aspect, shower cubicle, vanity wash hand basin, W.C, tiled walls & floor, radiator

Dressing Room



UPVC window to side and front aspect, built in wardrobes, radiator

Bedroom Two



13' 0" x 7' 7" (3.96m x 2.31 m) UPVC window to front aspect, radiator, built in wardrobe, further door to:

Parking, Garage & Lease Information

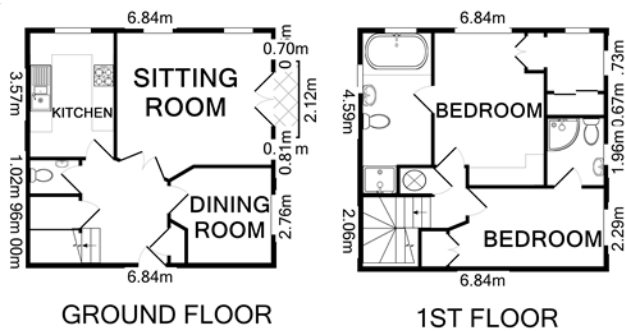


As previously mentioned, this property features private parking, accessible via a key code entry system and barrier. There is sufficient parking for residents with a residents permit, obtainable from the management company and also the benefit of a detached garage (the only one for this complex). Visitors parking is also easily accessible.

We have been informed by the current vendors that this property is offered on a leasehold basis and there are approximately 973 years on the lease. The maintenance is payable at a very reasonable cost of £90 PCM and this includes ground rent and building insurance inclusive. We have also understand that this apartment is offered with a share of freehold, a rare find with any apartment. We do however, advise that any interested parties check this information with their legal representative.

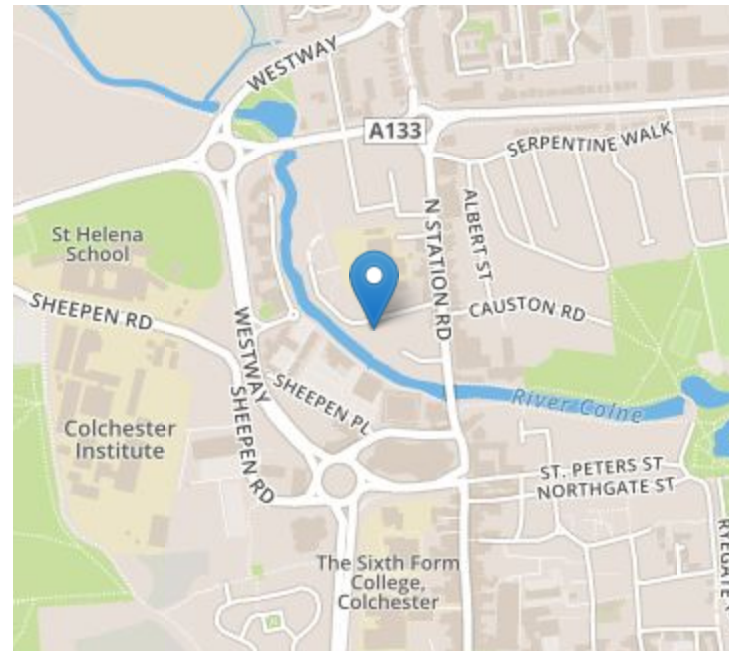
Property Details.

Floorplans

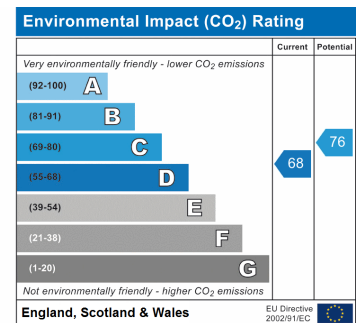
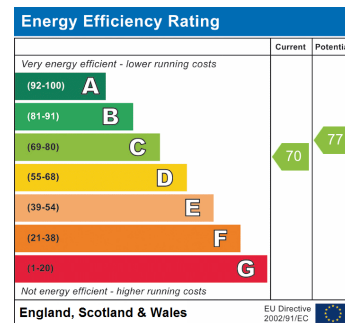


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Location



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.