



## Victoria Chase, Colchester, CO1 1WB

£150,000

TWO BEDROOM TOP FLOOR APARTMENT WITHIN WALKING DISTANCE OF BOTH NORTH STATION AND COLCHESTER CITY CENTRE. The property is located in a lovely quiet spot at the end of a cul-de-sac overlooking the river with a communal garden area but also close to both the city centre and station. There is an entrance hall, two good size bedrooms, a living room with a Juliet balcony, bathroom with a shower over the bath and kitchen. There is an allocated parking space in a gated area plus visitors parking. The property is double glazed and has gas central heating via radiators. OFFERED WITH NO ONWARD CHAIN.

### Entrance Hall



L shaped entrance hall with built-in storage cupboard housing, access to loft space, radiator

### Living Room

14'2" x 11'5" (4.32 x 3.49)



UPVC double glazed French doors opening onto Juliet balcony, radiator

### Kitchen

8'10" x 7'4" (2.70 x 2.25)



Double glazed window to the rear, fitted with a range of older style floor and wall mounted units with roll top work surfaces and inset stainless steel sink. Space and plumbing for washing machine. Wall mounted gas boiler.

### Bedroom One

14'10" x 8'0" (4.54 x 2.45)



Double glazed bay window to the front, built-in wardrobe with sliding mirror doors, radiator

## Bedroom Two

9'1" x 6'11" (2.79 x 2.13)



Double glazed window to the front, radiator

## Bathroom

7'8" x 6'8" (2.35 x 2.04)



White suite comprising of Paneled bath with shower fitting over and glass shower screen, pedestal wash basin and low level WC, radiator, extractor fan.

## Outside



The property fronts onto the river and there is a lawned communal garden to the side.

There is an allocated parking space, plus visitors parking available.

## LEASE

999 year lease from 01/01/1989

963 years remaining.

Ground rent fixed at £50.00 per year.

Current service charges: £1126 per year, including contribution to sinking fund.

## MATERIAL INFORMATION

### LEASEHOLD

Colchester City Council.

Council Tax Band B.

Mains electricity, gas, water and drainage / sewerage are all connected.

We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

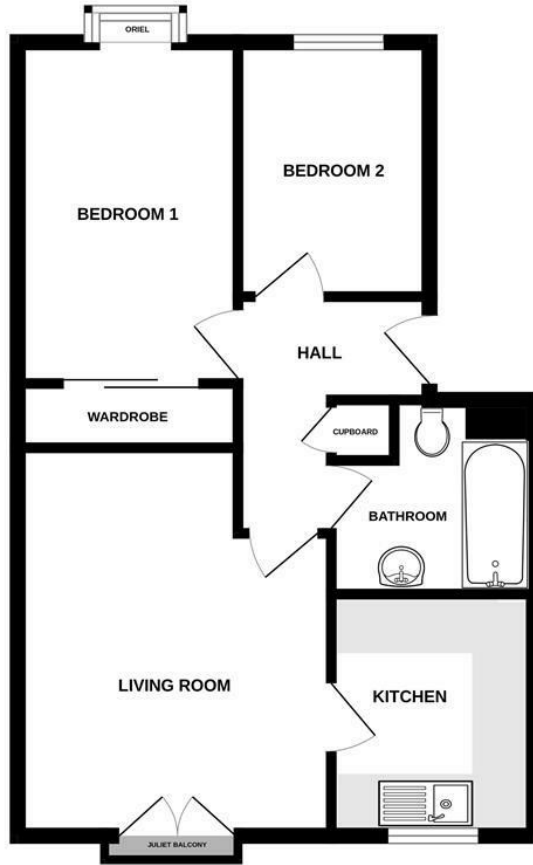
<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

We believe normal mobile phone coverage is available but please check with your supplier.

## DISCLAIMER

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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