



Victoria House, Eld Lane, Colchester, CO1 1PE

welcome to

Victoria House, Eld Lane, Colchester

Located in the CITY CENTRE with views over the church yard is this modern ground floor apartment with spacious open plan lounge/diner/kitchen, double bedroom and walk-in wet room. The property benefits from GAS CENTRAL HEATING and could be an ideal investment opportunity.



Situated on Eld Lane, this convenient apartment is in the heart of bustling Colchester's City Centre which boasts a wealth of historic buildings dating back to medieval times such as Colchester Castle, standing guard over the beautiful Castle Park. Shops, bars, cafes, restaurants and amenities are also within easy reach, as well as Colchester Town Train Station.

Colchester offers a wide variety of entertainment and relaxation too; The famous Colchester Zoo, Leisure World and many other health clubs offering fitness pools, gym, spa, sports courts and pitches, 18 hole golf club, multi-screen cinema, theatre, art centre, and a range of rugby, cricket and football clubs including professional side Colchester United.

Communal Entrance Door To:

Communal Entrance Hall

Personal Entrance Door To:

Hallway

Laminate flooring, radiator, doors to:

Lounge / Diner / Kitchen

Laminate flooring, radiator, ceiling lights, modern kitchen area comprising white base and eye level units, work surfaces, inset sink and drainer unit, tiled splashback, integrated eye level oven and grill, inset hob with extractor over, space for appliances, two upvc double glazed windows, opening to:

Lobby

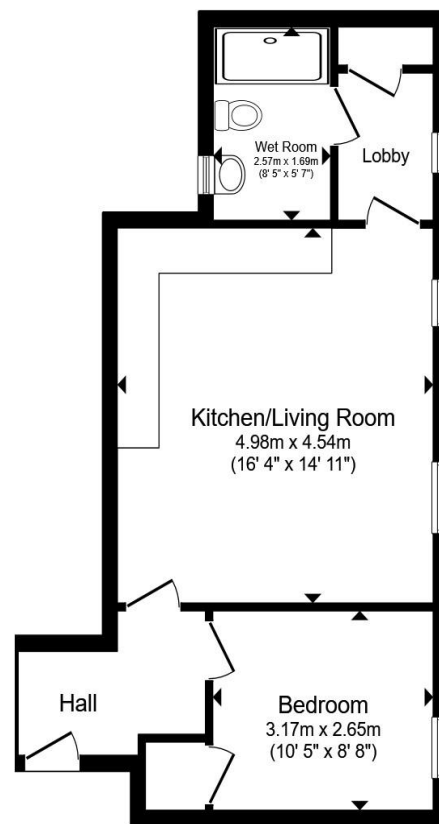
Built-in cupboard, two upvc double glazed windows, door to:

Wet Room

Modern wet room with shower unit, wash hand basin and low level w.c., extractor fan, tiled walls and flooring.

Bedroom

Laminate flooring, radiator, upvc double glazed window.



Total floor area 45.2 m² (487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Victoria House, Eld Lane, Colchester

- Modern Ground Floor Apartment
- Spacious Open Plan Living Accommodation
- Double Bedroom
- Wet Room
- Gas Central Heating
- City Centre Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1555.74

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£130,000

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Property Ref:
CCS121296 - 0004

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Please note the marker reflects the postcode not the actual property



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