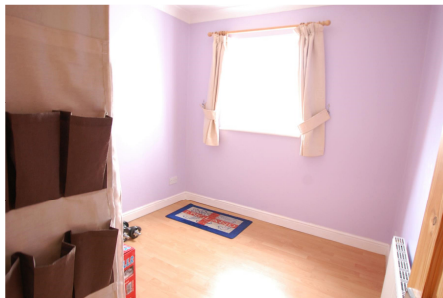


# VICTORIA CHASE

COLCHESTER | ESSEX | CO1 1WB



**GUIDE PRICE: £141,000**

**Telephone 01206 764444**

A stunning two bedroom mid floor apartment with balcony and river views, located within close proximity to Colchester's north station and town centre. The property offers two double bedrooms, a good size lounge/diner with separate kitchen and bathroom. The balcony leading from the lounge has views across the River Colne, there is an allocated parking space plus visitor spaces and would make an ideal investment or first time purchase. (ID: 385944)EPC: C

- Two Double Bedrooms
- Separate Kitchen
- Balcony With River Views
- Close To Town Centre
- Lounge/Diner
- Allocated And Visitor Parking Spaces
- Within Close Proximity To Colchester's Mainline Railway Station
- Ideal Investment Or First Time Purchase

## Accommodation With Approximate Room Sizes:

Personal entrance door to:

### Entrance Hall

Gas radiator, storage cupboard. Doors leading off to:

### Lounge/Diner 13'11" x 10'9"

Laminate flooring, gas radiator, UPVC window to side aspect, UPVC French doors to balcony overlooking the River Colne.

### Kitchen 8'2" x 7'2"

Fitted with base and eye level units with matching drawers under, roll top work surfaces, sink and drainer with mixer tap over, fitted oven and hob with extractor fan over, UPVC window to rear aspect, space and plumbing for appliances, part tiled splashbacks.

### Bathroom

Comprising panelled bath with shower over, low level W.C., pedestal wash hand basin, UPVC window to side aspect, radiator, airing cupboard.

### Bedroom One 9'11" x 11'4"

Built in wardrobes, radiator, UPVC window to side aspect, laminate flooring.

### Bedroom Two 9'1" x 8'1"

Radiator, laminate flooring, UPVC window to front aspect.

### Outside

There is one allocated parking space plus visitors space.



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[www.beresfordsgroup.co.uk](http://www.beresfordsgroup.co.uk)

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