



Vitoria Mews, Colchester, CO2 9GD

Asking price £149,000

NO CHAIN WITH VACANT POSSESSION. TWO DOUBLE BEDROOM TOP FLOOR APARTMENT WITH LONG LEASE, EN-SUITE AND PARKING. Located just off of Layer Road to the south of the city and within easy reach of the city centre. The accommodation consists of a spacious entrance hall, good size living room open plan to the kitchen / dining room with integrated appliances. There is an en-suite shower room to the principle bedroom, a further bedroom and a family bathroom with a shower over the bath. Outside there is an allocated parking space and communal gardens. Offered for sale with no ongoing chain.

Entrance Hall

11'5" x 4'11" (3.50 x 1.52)



Entryphone, electric storage heater, laminated wooden flooring

Living Room

13'11" x 10'0" (4.25 x 3.07)



Window to the rear, electric storage heater, laminated wooden flooring

Kitchen

12'2" x 8'1" (3.71 x 2.47)



Window to the front, fitted with a range of floor and wall mounted units and worksurfaces with inset stainless steel sink unit with mixer taps over. Built-in oven and hob with stainless steel extractor over, integrated washing machine and freestanding fridge freezer to remain. Laminated wooden flooring

Bedroom One

9'11" x 9'3" (3.03 x 2.83)



Window to the rear, electric storage heater

Bedroom Two

10'2" x 8'0" (3.11 x 2.45)



Window to the rear, electric storage heater

En-Suite

7'8" x 4'9" (2.35 x 1.46)



Tiled shower cubicle with sliding glass doors, wash basin, low level WC, heated towel rail, extractor fan

Bathroom

10'2" x 8'0" (3.11 x 2.45)



Window to the front, paneled bath with mixer shower attachment, pedestal wash basin and low level WC, heated towel rail, extractor fan

Parking

There is one allocated parking space

LEASE

250 year lease from 01/01/2006. 232 years outstanding

The service charge is £1365.50 per annum.

The ground rent is £275 per annum.

Agents Note

NO ONWARD CHAIN & VACANT POSSESSION.

COUNCIL TAX

Colchester City Council. Council Tax Band B.

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.

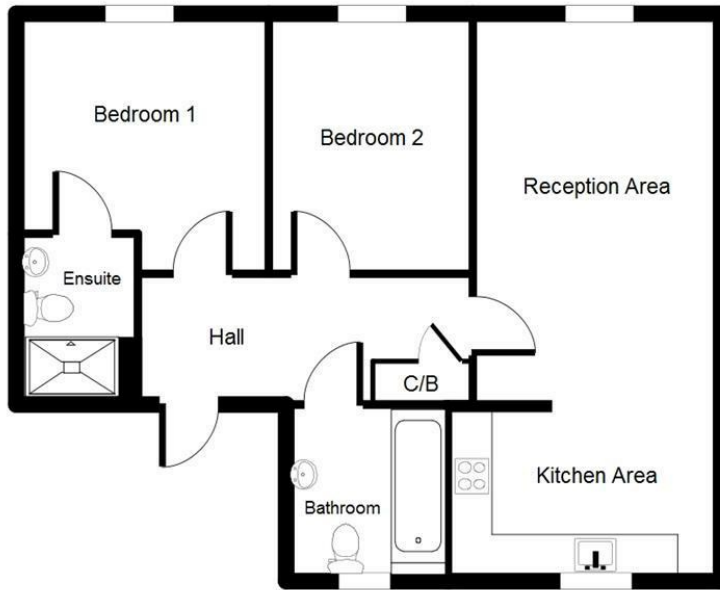
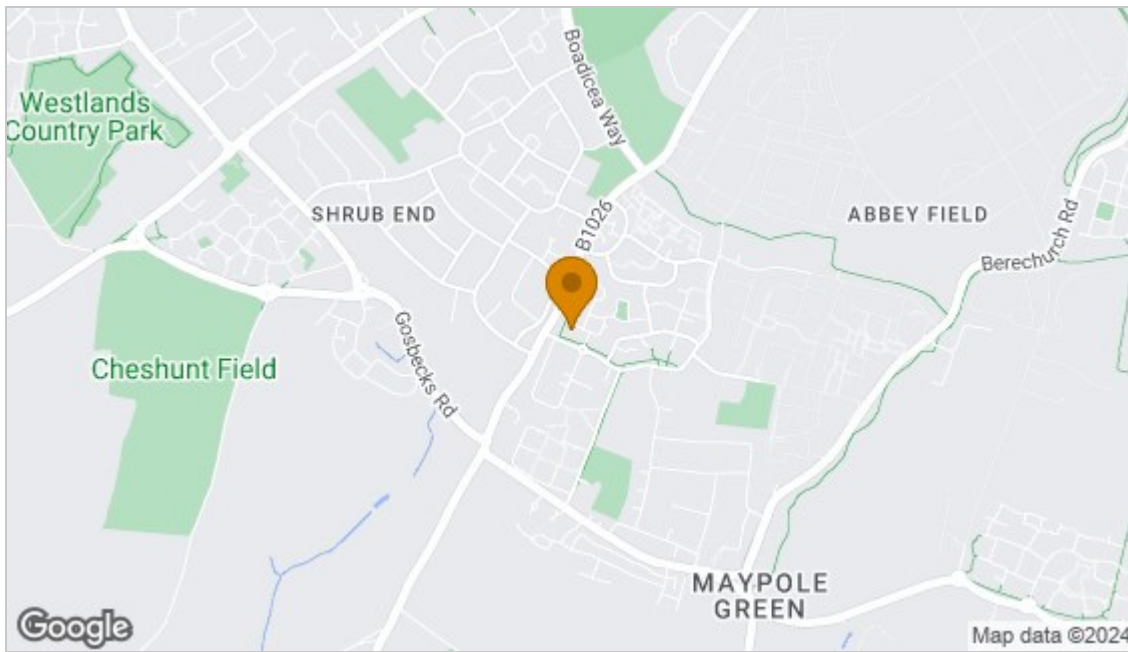


Illustration for identification only - not to scale
 square footage shown is approximate
 Made with Visual Floor Planner
 (c) Gallant Richardson 2018



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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