



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## 40 Victoria Chase

Colchester, CO1 1WN

**Guide price £120,000**



An excellent Investment opportunity is this modern one bedroom second floor apartment, let on an AST at £800 per month giving a yield of 8% return, situated in a superb position close proximity of Colchester town centre, North Station railway and the Colchester Institute.



## Description

An excellent Investment opportunity is this modern one bedroom second floor apartment, situated within close proximity of Colchester town centre, North Station railway and the Colchester Institute, let on an AST at £800 per month giving a yield of 8% return. The property is entered via a secure entry system into a communal hall which in turn gives access to the apartment, there is a fitted modern kitchen, bathroom with three piece suite, sitting room with Juliette balcony and a bedroom. The property benefits from gas central heating and double glazing.

## Entrance hall

Built in cupboard and radiator.

## Living room 13'2 x 9'3 (4.01m x 2.82m)

Window to side and French doors with Juliet balcony to front. Built in cupboard and radiator.

## Kitchen 8'1 x 7 (2.46m x 2.13m)

Window to side, fitted units incorporating stainless sink unit and single drainer, cupboards under, adjacent work tops with drawers under, Built in four ring gas hob and oven under, plumbing for washing machine, range of eye level units wall cupboard and gas fired boiler.

## Bedroom 10'6 x 7'11 (3.20m x 2.41m)

Window to front, built in wardrobe and radiator.

## Bathroom

Panelled bath and shower attachment, low level wc, wash hand basin, xpelair and radiator.

## Outside and Gardens

The property benefits from one allocated parking space and well maintained communal gardens and area.

## Services

We understand mains gas, electric, water and drainage are connected.

Tenure: Leasehold

Ground Rent: £50 per annum

Service Charge: £1080

EPC rating: D

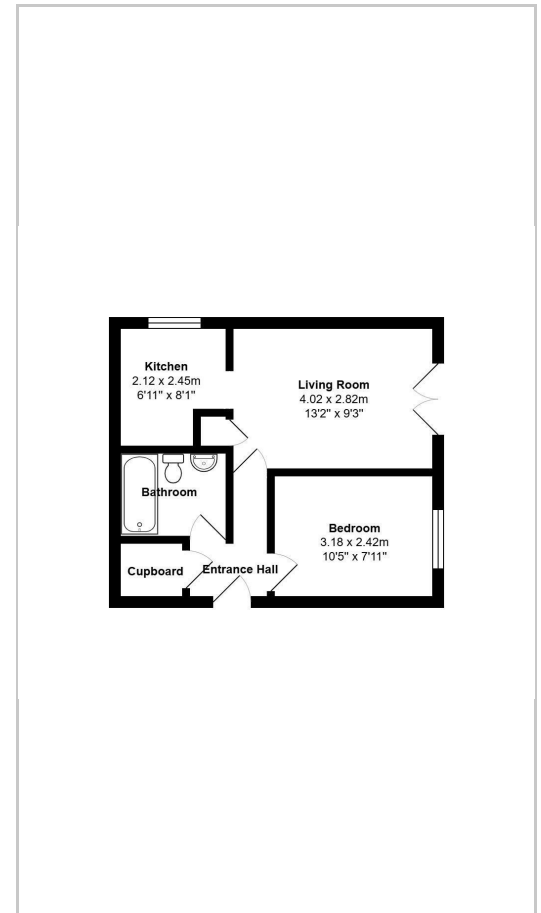
Council Tax: Band A

Council: Colchester City Council

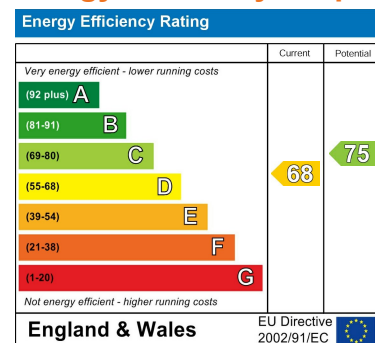
## Area Map



## Floor Plans



## Energy Efficiency Graph



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