

Beresfords Est 1968



Beresfords

Offers Over £125,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | First Floor | Council Tax Band A | EPC C | Ref COS250164

Viceroy Close Colchester CO2 8BQ

Situated within the well-regarded Viceroy Close development, this two bedroom first floor apartment presents an excellent opportunity for buy-to-let investors seeking a property with a tenant already in situ and an immediate rental return.

- Two bedroom first floor apartment
- Secure communal entrance
- Spacious living / dining room
- Modern fitted kitchen and bathroom
- Off-street parking for residents
- Situated within a well-regarded development
- Located close to Colchester city centre and mainline railway station
- Excellent opportunity for buy-to-let investors seeking a property with a tenant already in



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

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Room Dimensions

Entrance Hall

Living / Dining Room 13'3" x 10'7" (4.04m x 3.23m)

Kitchen 10'7" x 5'10" (3.23m x 1.78m)

Bedroom One 12'11" x 9'7" (3.94m x 2.92m)

Bedroom Two 8'3" x 6'8" (2.51m x 2.03m)

Bathroom 7'3" x 5'6" (2.2m x 1.68m)

Service Charge (per annum):

£1,253.97

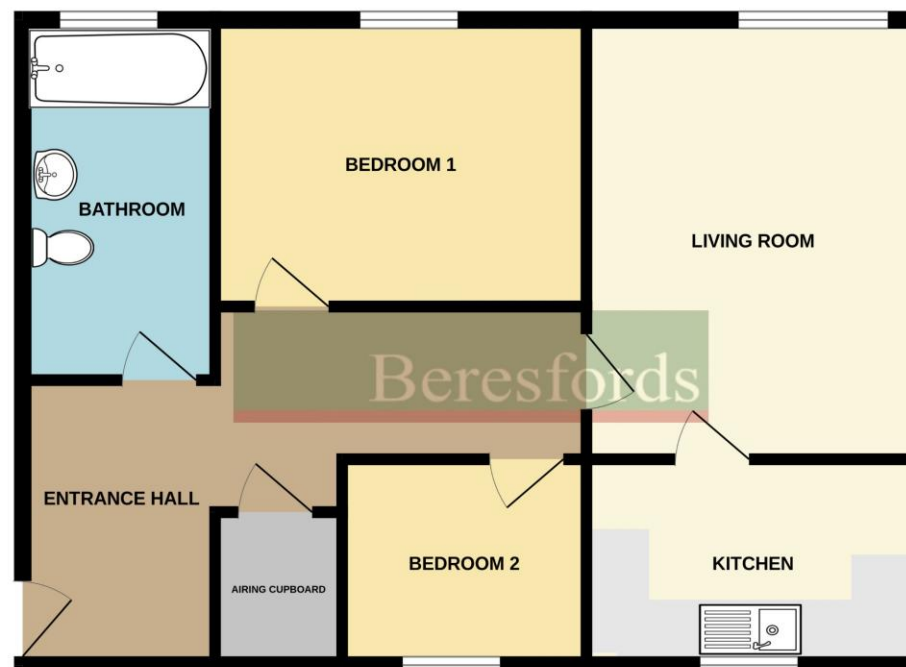
Lease Length:

100 years (92 years remaining)

Ground Rent (per annum):

£491.00

GROUND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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