



12 Heia Wharf  
Hawkins Road  
Colchester  
Essex  
CO2 8XY

Offers in Excess of £170,000

bettermove 

# Hawkins Road Colchester

Bettermove are proud to present this 2 bedroom flat in Colchester available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is B.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 111 years remaining on the lease; the ground rent is £300 per annum and the service charge is £2,000 per annum approximately.

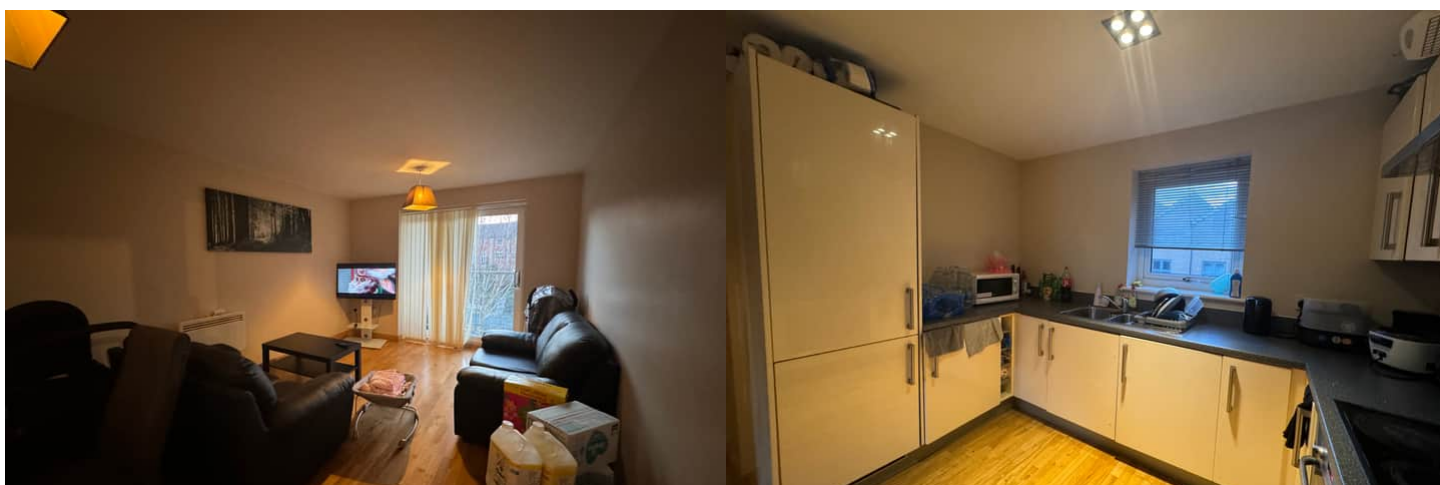
The interior of this well presented property comprises a spacious and open plan living space which provides access to the private balcony that overlooks the river Hythe. Two bedrooms with the principle bedroom benefiting from an ensuite bathroom and an additional family bathroom situated on the first floor of the building.

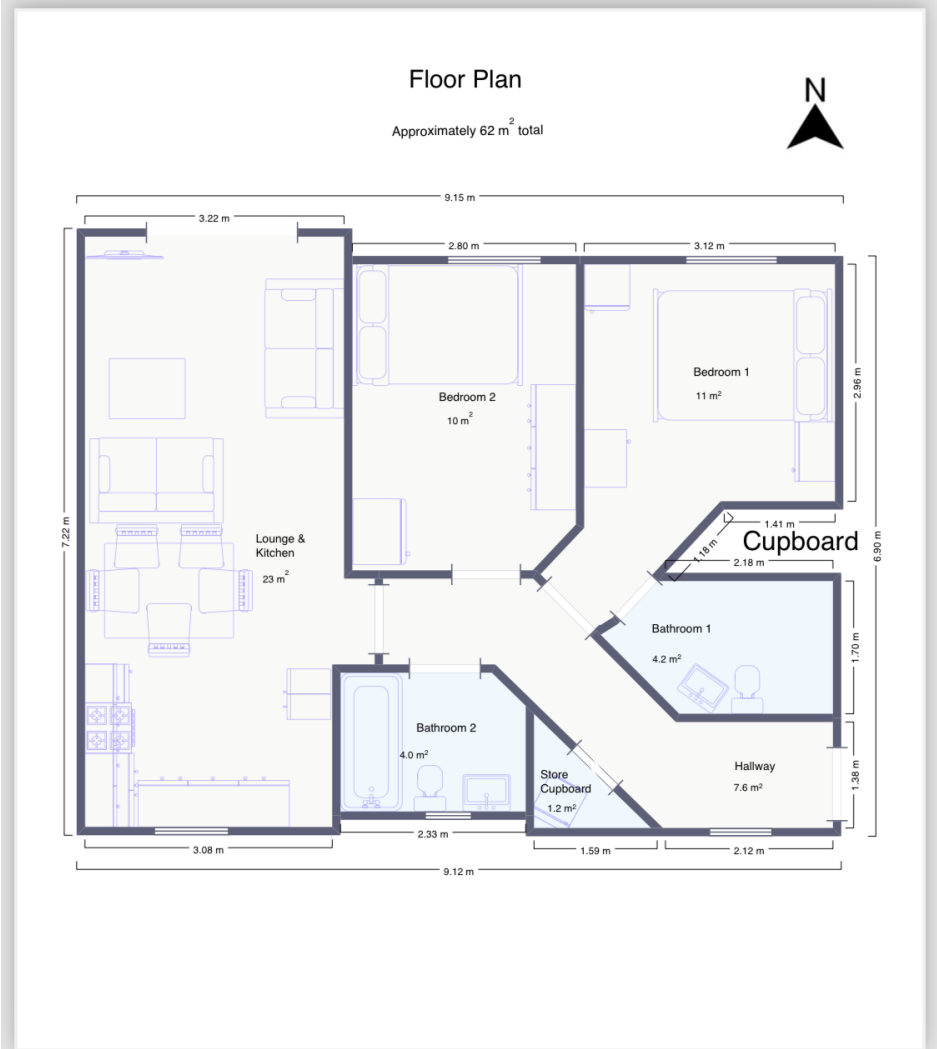
Located in the popular city of Colchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and the University of Essex. Excellent transport connections can be found from Colchester & Hythe Train Stations and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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