



- A Great Investment Opportunity With Tenants In Situ
- Within Close Proximity To Essex University And Hythe Train Station
- Two Double Bedrooms
- Top Floor Apartment With Two Balconies
- En-Suite Shower Room To The Master
- Open Plan Kitchen/Diner/Living Room
- Allocated Parking

Flat 5 Spiritus House, Hawkins Road, Colchester, Essex. CO2 8LE.

Ideal for an investor is this two double bedroom top floor contemporary apartment offered with a sitting tenant until August 2021 paying a fantastic rent of £995pcm and achieving over a 5% yield. This modern apartment is offered in good condition and is within a short distance to Colchester Hythe Train Station and the Essex University. The apartment makes a great investment due to the nature of the location with its constant high demand and very good rents achievable.



Property Details.

Second Floor Apartment

Entrance Hall

With airing cupboard, storage cupboard and doors to;

Open Plan Living Room/Kitchen/Diner



20' 3" x 13' 7" (6.17m x 4.14m) With double glazed patio door to balcony and window to rear, electric heater, TV and telephone points, spot lights, range of base and eye level units with work surface over, stainless steel sink unit with tap and drainer, tiled splash backs, integrated electric oven and hob with extractor over, integrated fridge/freezer and washing machine.

Bedroom One



11' 9" x 10' 11" (3.58m x 3.33m) With double glazed patio door to front and leading to balcony, electric heater, built in wardrobe, door to en-suite.

En-Suite



With double glazed window to side, close coupled WC, wash hand basin, shower cubicle, extractor.

Bedroom Two

12' 4" x 10' 11" (3.76m x 3.33m) With double glazed window to front, electric heater.

Property Details.

Bathroom



With double glazed window to side, close coupled WC, wash hand basin, bath with shower over and tiled splashback, extractor.

Parking



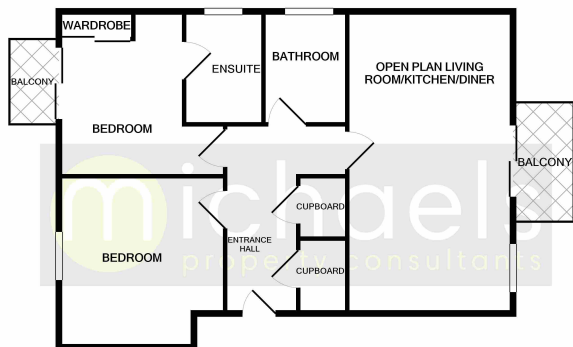
One Allocated Parking Space.

Lease Information

Leasehold: 112 years Service charge:
£1395 per annum Ground Rent: £300 per
annum

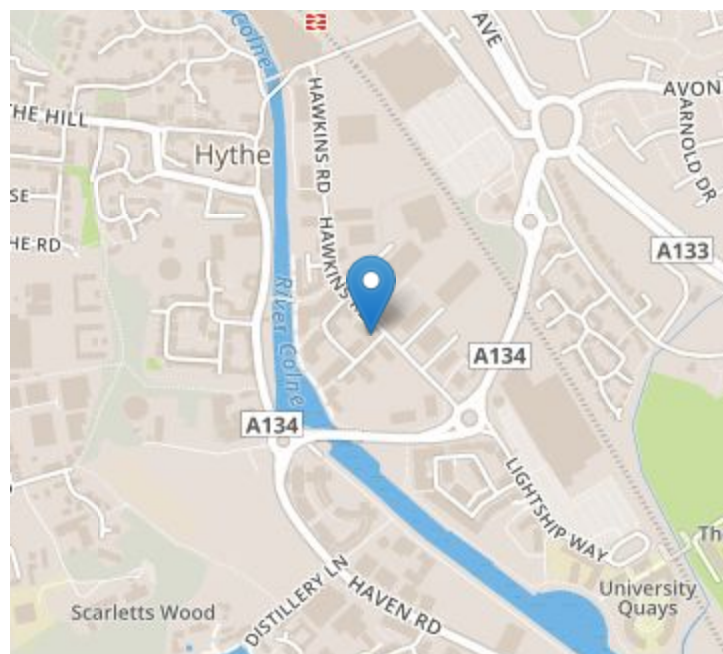
Property Details.

Floorplans

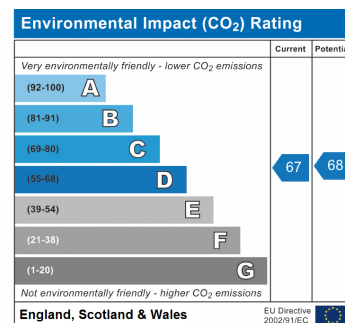
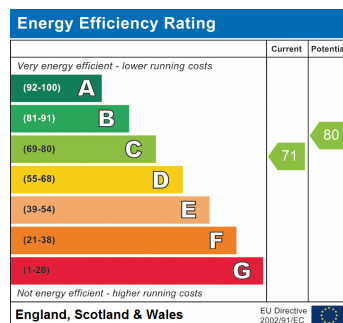


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.