



- Tenant In Situ Paying £725pcm
- Top Floor Apartment
- Two Double Bedrooms
- Contemporary Open Plan Kitchen-Dining-Living Area
- Family Bathroom Suite
- Gated Parking
- Walk To Town And Station

### Flat 11, 49 The Coach House, East Street, Colchester, Essex. CO1 2TG.

A perfect opportunity has arisen with this fabulous, newly built two bedroom, top floor apartment located within walking distance of two of Colchester's stations (Colchester Hythe and Colchester Town) with direct links to London Liverpool Street, Colchester Town Centre and a short walk to University Of Essex. Offered to the market a TENANT IN SITU currently paying £725pcm, makes this contemporary apartment an ideal investment. The property is well presented throughout and features two double bedrooms, modern bathroom suite, open plan and contemporary kitchen & living space and comes with gated allocated parking. Early viewing is advised to avoid disappointment.



# Property Details.

## Second Floor Apartment

### Entrance Hall

Laminate flooring, door to front, consumer unit, smoke alarm, doors to:

### Bathroom



With UPVC window, part tiled, towel rail, wash hand vanity unit, close coupled WC, panelled bath with shower screen and shower over.

### Bedroom One



12' 7" x 11' 5" (3.84m x 3.48m) An irregular shape room with UPVC window, electric heater.

### Bedroom Two



11' 5" x 8' 5" (3.48m x 2.57m) With UPVC window, electric heater.

### Open Plan Living/Dining/Kitchen Area



17' 5" x 15' 0" (5.31m x 4.57m) With Laminate flooring, UPVC window, range of base and eye level units, electric hob with extractor over, integrated electric oven, fridge/freezer and dishwasher, inset stainless steel sink with mixer tap and drainer, washer dryer, storage cupboard with shelving, spotlights

### Outside

To the rear of the property, secure by double gates, is one allocated car parking space with further visitors spaces available on a first come first serve basis. There is also a refuse area for waste.

### Leasehold Information

This apartment is offer on a leasehold basis and a lease term of 125 Years from new, The service charge payable is in the region of £80.00 per calendar month and the ground rent payable at £300 per annum. Building insurance is included. The managing agents are Sapphire.