



- Open Plan Living Room/Dining Area/Office Space
- Long Lease Remaining
- A Spacious And Well Presented First Floor Apartment
- Nestled In The Popular Village Of Great Horkesley
- Desirable Cul De Sac Position
- Excellent Access To North Station And The A12
- Communal Gardens & Allocated Parking

11 Moreland Court, Glenway Close, Great Horkesley, Colchester, Essex. CO6 4HB.

**** CASH PURCHASERS ONLY **** A superb opportunity for a first time buyer or investor to purchase this spacious first floor apartment with a sitting tenant, located in the highly sought after village of Great Horkesley. The village of Great Horkesley has excellent access commuting facilities with Colchester North Station, the A12 and highly regarded state and independent schools on the doorstep. The internal accommodation consists of a spacious lounge/diner or potential office space, a fitted kitchen, a double bedroom and a family bathroom suite. Externally, the property comes with communal gardens and parking with further visitors parking available. Internal viewings are highly advised to fully appreciate the quality of accommodation on offer. Offered to market with no onward chain.



Property Details.

First Floor

Living Room



14' 3" x 11' 2" (4.34m x 3.40m) With UPVC double glazed window, electric heater, opening to kitchen, doors to bedroom and hall.

Bedroom One



10' 5" x 8' 10" (3.17m x 2.69m) With UPVC double glazed window, electric heater.

Kitchen



8' 11" x 5' 9" (2.72m x 1.75m) With a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, a range of kitchen appliances.

Bathroom



With UPVC double glazed window, close coupled WC, wash hand basin, panelled bath with shower over, part tiled walls

Outside

Communal gardens and parking.

Agents Notes & Lease Information

As agents we have been advised that there is currently 966 years remaining on the lease with a service charge of approx £1040.00 per annum and a ground rent of £426 per annum.

The property does come with a sitting tenant, currently paying £700PCM, with a gross rental yield of 7% and a NET rental yield of 5.75%.