



- Excellent Investment Opportunity
- Currently Let At £875 PCM - 6.56% Gross Yield
- Open Plan Living Accommodation
- Modern & Contemporary Apartment Living
- North Colchester With Access To North Station, The General Hospital And The A12
- Two Well Proportioned Bedrooms
- En-Suite Bathroom
- Family Bathroom Suite
- Balcony
- Allocated Parking

## 2 St James Place, De Grey Road, Colchester, Essex. CO4 5TZ.

An excellent investment opportunity has arisen to purchase this generously sized two bedroom apartment positioned favourably to the North of Colchester and within striking distance of an array of excellent local amenities, including Colchester's Northern Gateway and Leisure facilities, General Hospital, North Station and A12. It is also moments from Colchester's Severalls Business Park making it the ideal home for the working professional. The internal accommodation boasts an open plan living-kitchen area with attractive balcony, two well proportioned double bedrooms, en-suite bathroom to the master bedroom, separate family bathroom suite and comes complete with allocated parking. This block of apartments is serviced by a lift. The property is currently offered with sittings tenants paying £875 PCM, which provides an attractive gross yield of 6.56%. Viewings are advised to appreciate all this apartment has to offer.



Call to view 01206 576999





# Property Details.

## First Floor

### Communal Entrance

With stairs and lift to all floors, entrance door to:

### Entrance Hall

With two storage cupboards, further doors to:

### Living Room/Dining Area



16' 4" x 11' 11" (4.98m x 3.63m) With double doors to balcony and windows to rear, electric heater, TV point, open plan to:

## Kitchen



8' 7" x 7' 5" (2.62m x 2.26m) With matching eye level and base units with drawers and worktops over, inset one and a half sink and drainer, tiled splashback, electric oven, integrated fridge/freezer, dishwasher, space and plumbing for washing machine.

## Master Bedroom



13' 8" x 12' 2" (4.17m x 3.71m) Window to rear aspect, electric heater, TV point, door to;

# Property Details.

## En-Suite Bathroom



W.C, wash hand basin, shower cubicle, part tiled walls, extractor fan

## Bedroom Two

10' 9" x 7' 10" (3.28m x 2.39m) Window to side aspect, electric heater

## Family Bathroom Suite



W.C, wash hand basin, panelled bath with shower and shower screen, part tiled throughout

## Outside & Parking



As previously mentioned this property benefits from a balcony, suitable for a small bistro table and chairs and is accessible from the living area of the apartment. Allocated parking is available for one vehicle and is parking bay number 2.

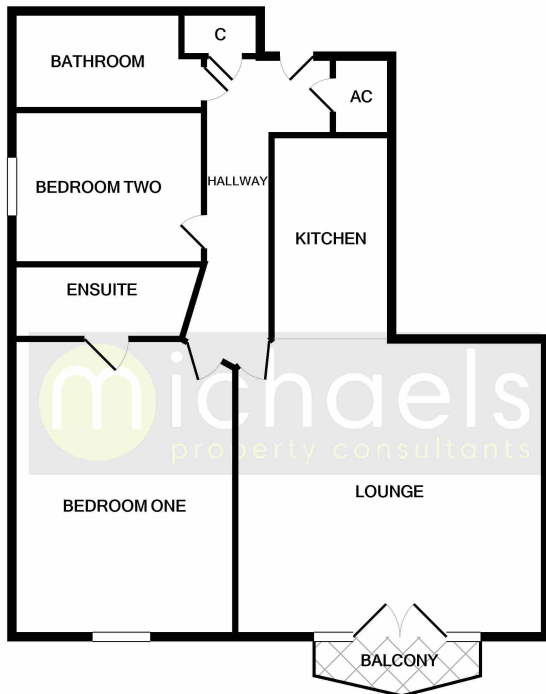
## Agents Note & Lease Information

\*Please be advised the photos were taken before the current tenants occupied the apartment and the second bedroom was unable to be photographed\*

This property is offered on a leasehold basis, with the lease term commencing at 125 years from 2010. The maintenance charge payable is £2602 per annum and ground rent payable at £325 per annum. We have been provided this information by our client but advise that any prospective purchaser confirms all leasehold information at an early stage of their conveyance.

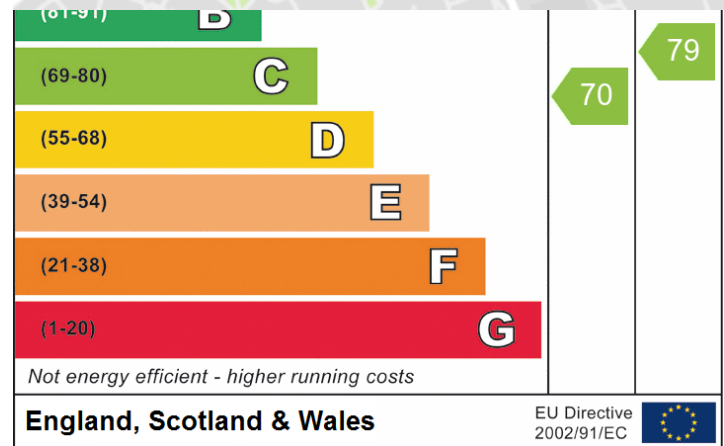
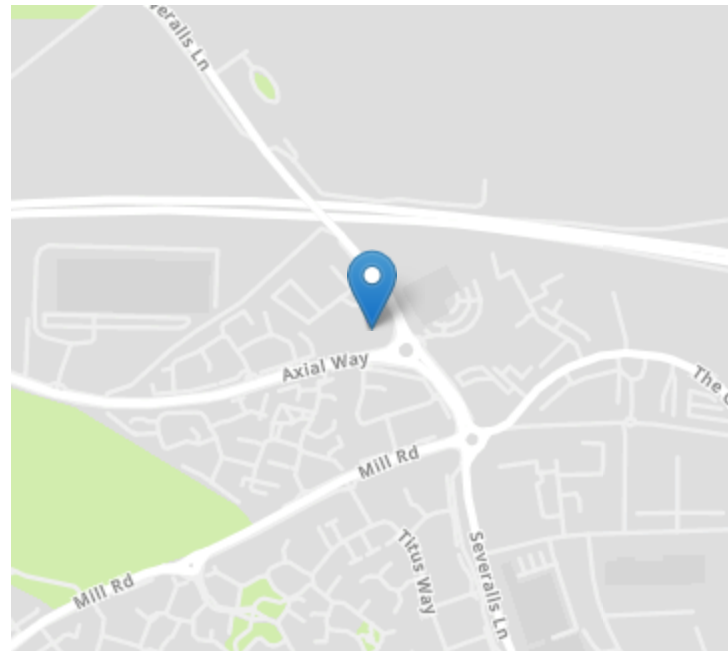
# Property Details.

## 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



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.