



- GUIDE PRICE £115,000 - £120,000
- Tenant In Situ Paying £625pcm
- Ground Floor Apartment
- One Double Bedroom
- Contemporary Open Plan Kitchen-Living Area
- En-Suite Shower Room
- Allocated Parking Space
- Walk To Town And Station
- No Chain

Flat 13, 49 The Coach House, East Street, Colchester, Essex. CO1 2TG.

GUIDE PRICE £115,000 - £120,000 A perfect opportunity has arisen with this fabulous, newly built one bedroom 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 £625pcm and achieving over a 5% yield, makes this contemporary apartment and ideal first investment. The property is well presented throughout and features a double bedroom with a en-suite bathroom, open plan and contemporary kitchen & living space and comes with gated allocated parking.



Call to view 01206 576999



Property Details.

Ground Floor Apartment

Entrance Hall



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

Bedroom



10' 7" x 9' 11" (3.23m x 3.02m) UPVC window, electric storage heater, TV point.

En-Suite Shower Room



Tiled flooring, double width walk in shower with tiled walls, vanity wash hand basin with tiled splash backs, low level WC, shaver point, UPVC window, extractor fan.

Property Details.

Open Plan Living Room/Kitchen



16' 11" x 13' 9" (5.16m x 4.19m) 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

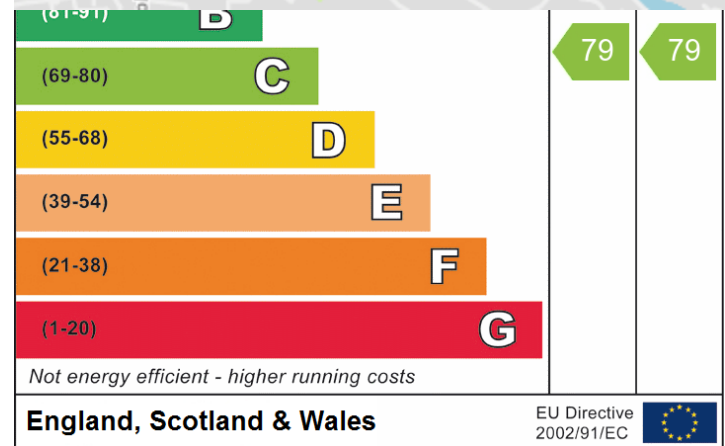
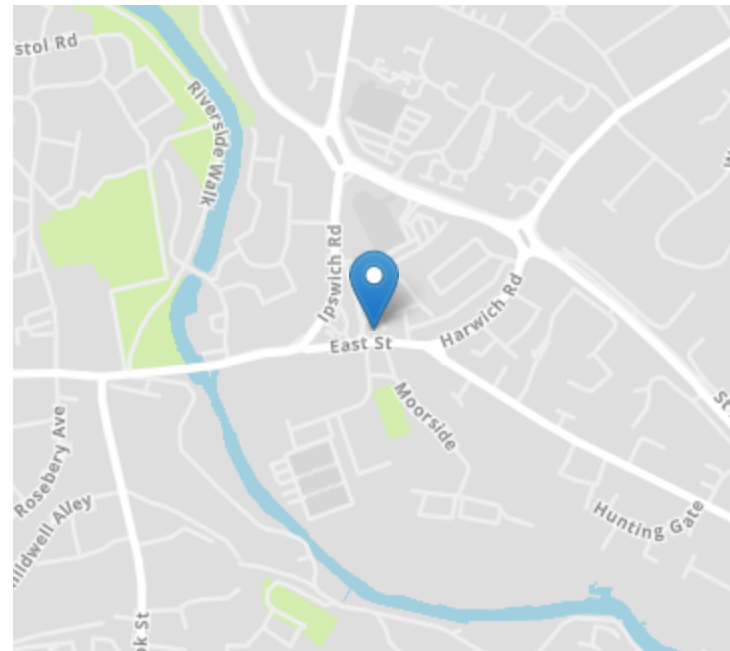


This apartment is offer on a leasehold basis and a lease term of 125 Years from new, The service charge payable is in the region of £80.00 per calendar month and the ground rent payable at £300 per annum. Building insurance is included. The managing agents are Sapphire.

Property Details.

Floorplans

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.