



- Excellent Investment Opportunity
- North Colchester With Access To North Station, The General Hospital And The A12
- Allocated Parking
- Currently Let At £650 PCM - 6.5% Gross Yield
- Open Plan Living Accommodation
- Well Presented Studio Apartment
- Lift Access & Large Communal Areas
- Within Striking Distance To Amenities

54 De Grey Road, Colchester, Essex. CO4 5YE.

Guide Price: £99,999 - £109,999. An excellent investment opportunity has arisen to purchase this generously sized studio 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, which is also utilised as the main bedroom. Completing this apartment is separate bathroom suite and comes with allocated parking. This block of apartments is serviced by a lift. The property is currently offered with a sitting tenant paying £650 PCM, which provides an attractive gross yield of 6.5%. Viewings are advised to appreciate all this apartment has to offer.



Property Details.

Fifth Floor Accommodation

Hallway

Entrance door to hall, door to airing cupboard housing water heater, door to:

Shower Room



7' 4" x 4' 9" (2.24m x 1.45m) Low level W.C, shower cubicle, vanity wash unit, extractor fan.

Living Room/Bedroom/Kitchen



21' 4" x 16' 7" (6.50m x 5.05m) UPVC windows to side aspect, inset storage cupboard, loft hatch, storage heaters.

Kitchen - Full range of eye level units, cupboards and work surfaces, room for appliances, including washing machine and fridge freezer.

Outside

Allocated parking is available for one vehicle.

Agents Note & Lease Information

This property is offered on a leasehold basis, with the lease term commencing at 125 years from 2009. 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.