



- Ideal Buy To Let Investment With A Sitting Paying £950 PCM
- Two Well Portioned Bedrooms
- Allocated Parking With Visitors Spaces
- En Suite & Bathroom
- Walk In dresser
- Open Plan Living Accommodation
- North Colchester Position - Easy Access To Colchester's North Station
- High Gloss Fitted Kitchen With Integrated Appliances

### 39 Woods Court, Propelair Way, Colchester, Essex. CO4 5YR.

\*\* Guide Price £200,000 to £210,000 \*\* Presented to the market in first class order is this spacious two bedroom top floor apartment, set in a prime North Colchester position. A commuters dream and ideal investment opportunity with a sitting tenant currently paying £950 PCM. This home is within touching distance of Colchester's mainline North Station, offering unrestricted and direct access to London Liverpool Street Station. It is also a fifteen minute walk to Colchester's vibrant City Centre, Castle Park and is within moments of Turner Rise Retail Park - home to an array of useful shops and amenities.



# Property Details.

## Second Floor Accommodation

### Communal Entrance

Access via a telecom system, with the communal door leading to the communal lobby with stairs leading to second floor.

### Hallway

Main door into hallway, large storage cupboard, airing cupboard housing water tank, door leading to:

### Bathroom



7' 10" x 6' 3" (2.39m x 1.91m) Panelled bath with shower over, low level W.C, radiator, hand wash basin.

### Bedroom One



19' 6" x 15' 5" (5.94m x 4.70m) UPVC window to rear aspect, wall mounted electric heater, access into walk in dresser, door leading to:

### En Suite



Shower cubicle, low level W.C, hand wash basin, window to rear aspect, radiator.

### Bedroom Two



11' 4" x 9' 8" (3.45m x 2.95m) UPVC window to rear aspect, wall mounted electric heater.

# Property Details.

## Living Room



15' 5" x 13' 2" (4.70m x 4.01m) UPVC Windows to rear aspect, wall mounted electric heaters, open access into:

## Kitchen



10' 2" x 8' 6" (3.10m x 2.59m) Full range of high gloss modern units, cupboards and work surfaces, integrated appliances including, washing machine, dishwasher and fridge/freezer. UPVC window to rear aspect, tiled flooring, stainless steel drainer/sink, spot lighting, electric induction hob with electric fan assisted oven.

## Outside



Externally the property offers well maintained communal areas, allocated parking and visitors spaces for residents alike.

## Agents Notes & Lease Information

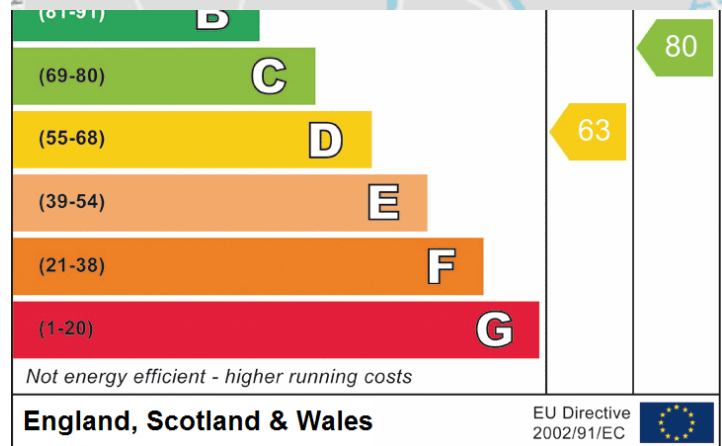
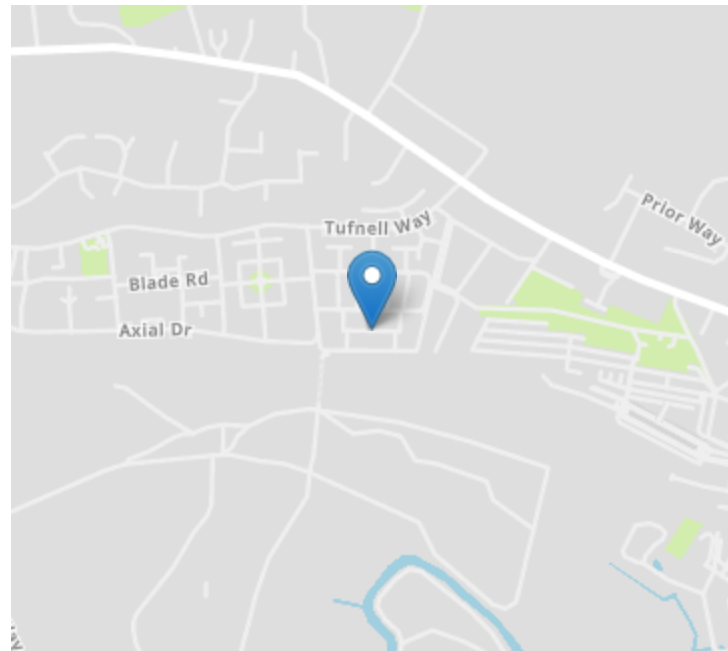
We are advised by the current owners that there is 132 years remaining on the lease with a service charge of approximately £1020 Per Annum, with a ground rent of £200 Per Annum. We do however advise any perspective buyer to confirm with their chosen solicitor.

The property offers a sitting tenant currently paying £950 PCM and are contracted until May 2025.

# 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.