



- Spacious First Floor Apartment
- Two Sizeable Double Bedrooms
- Open Plan Living Accommodation
- Modern Kitchen With Fitted Units & Appliances
- Two Private Balconys
- Family Bathroom
- Allocated Parking
- Walking Distance To Essex University & Mainline Station To London
- Investment Opportunity - Currently Achieving £975PCM

Flat 23, Spiritus House Hawkins Road, COLCHESTER, Essex. CO2 8LE.

Situated within easy reach of the University of Essex and Mainline Hythe Train station to London Liverpool Street is this modern two bedroom first floor apartment currently let on an assured shorthold tenancy, achieving £975pcm. The apartment makes a great investment due to the nature of the location with constant high demand and very good rents achievable. Internally the property comprises of entrance hall with built in storage cupboards, open plan and very generous kitchen/living room with French doors leading to a private balcony, two double bedrooms, family bathroom and the property also benefits from another balcony off of bedroom two. Externally there is one allocated parking space.



Property Details.

First Floor

Entrance Hall

Airing cupboard, storage cupboard, electric heater.

Open Plan Living/Kitchen Area



20' 3" x 10' 6" (6.17m x 3.20m) UPVC window to rear aspect, French doors to balcony, electric heater, TV and telephone points, spot lights, range of base and eye level units with work surface over, stainless steel sink unit with tap and drainer, tiled splash backs, integrated electric oven and hob with extractor over, integrated fridge/freezer and washing machine.

Bedroom One



15' 5" x 11' 9" (4.70m x 3.58m) UPVC window to front, electric heater, double built in wardrobes.

Bedroom Two

13' 3" x 12' 0" (4.04m x 3.66m) French doors to front balcony, electric heater.

Bathroom

Low level WC, pedestal wash hand basin, panel bath with mixer taps, extractor fan, part tiled walls, spotlights.

Parking



Externally there is allocated parking for one car.

Lease details

To be confirmed.