



# 2 bedroom Apartment located in Hawkins Road.

Guide Price  
£170,000

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**JOHN ALEXANDER**  
ESTATE AGENTS



**38 Heia Wharf  
Hawkins Road  
Colchester  
Essex  
CO2 8XY**



2



2



1



B



EPC

TBC



## FULL DESCRIPTION

### OVERVIEW

**\*\*GUIDE PRICE OF £170,000 - £180,000\*\***

**\*INVESTMENT OPPORTUNITY\***

Jackson & Co are pleased to offer this two DOUBLE bedroom TWO bathroom apartment situated on the third floor. The property benefits from open plan living with a fitted kitchen, balcony and lift access. Current monthly rental figure is £1050pcm.

### ENTRANCE HALL

Entry phone system, airing cupboard and doors to:

### BATHROOM

Double glazed window, enclosed panel bath with shower over, low level WC, wash hand basin, towel rail holder, spotlights and extractor.

### BEDROOM ONE

**11' 10" x 10' 11" (3.61m x 3.33m)**

Double glazed window, electric heater and a built-in wardrobe.

### ENSUITE

Double shower cubicle, wash hand basin, low level WC, towel rail holder, spotlights and extractor.

### BEROOM TWO

**10' 0" x 8' 9" (3.05m x 2.67m)**

Double glazed window and electric heater.

### OPEN PLAN LIVING AREA

**14' 3" x 16' 1" (4.34m x 4.9m)**

Double glazed window and sliding patio doors to balcony and two electric heaters.

Kitchen Area: Fitted kitchen with a range of wall mounted and base units, stainless steel sink and drainer unit inset to work surface, built-in oven and hob with cooker hood over, fridge/freezer and washing machine, spotlights.

### AGENTS NOTE

EPC rating - B

Council Tax band - B

Service Charge - £1,500 (approx.) PA

Ground Rent - £350 PA

Years remaining on this lease: 114 years



## FLOORPLAN

## DIRECTIONS

### CONTACT

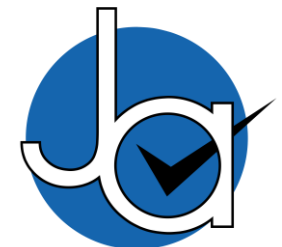
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