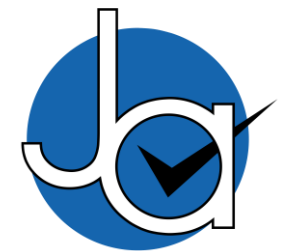




## 2 bedroom Apartment located in Colchester.

Guide Price  
£175,000 - £185,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Ballantyne Drive Colchester CO2 8GL

## FULL DESCRIPTION

\*\*\* GUIDE PRICE OF £175,000 - £185,000 \*\*\*

\*\* INVESTMENT ONLY \*\*

We welcome to the market this excellent two bedroom apartment located within easy access to the Essex university and has the benefit of parking, a balcony and en-suite.

Currently achieving £1095pcm until August 2025.

This spacious flat offers two double bedrooms and an open plan living area with a balcony. It is conveniently located near the Essex university, local amenities and train station, making it a great investment opportunity. The kitchen area has integral appliances and a window to the side. The master bedroom has an en-suite and fitted wardrobes, and there is a main bathroom as well. There is also storage space in the large entrance hall. The property comes with allocated parking.

## AGENTS NOTES

- Lease remaining in years - 132 year
- Service charge in pounds and pence per year - £2,660.88 PA
- Ground rent in pounds and pence per year - £200 per year, due in December
- Fridge Freezer - New 2022
- Dishwasher - New 2022
- Beds New 2022
- Tenants for the last 12 years have been through the Cypriot community from the University and each year the flat has been let through friend recommendations without the need for an agent.
- Electricity is on a key top-up meter
- Rent is paid in 6-month advance instalments
- Fully Furnished



2



2



1

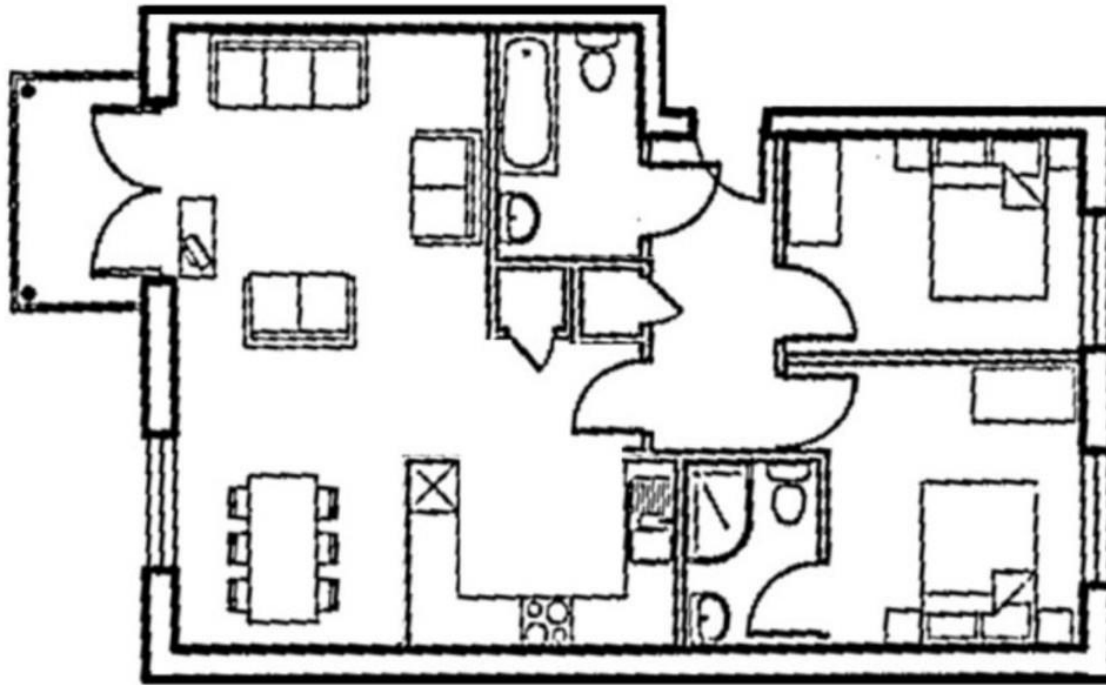


EPC





## FLOORPLAN



## DIRECTIONS

### CONTACT

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