



Jackson & Co




Heia Wharf

Hawkins Road, Colchester, Essex, CO2 8XY

Asking Price Of £170,000 - £180,000

Located in the popular Hythe location is this river facing two bedroom, two bathroom second floor apartment. With open plan living and within easy reach of local amenities and the Essex University. Currently achieving £1050pcm with the rental potential of £1150pcm making the yield approx. 7.67%.



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Property Features

- MODERN APARTMENT
- TWO DOUBLE BEDROOMS
- CLOSE TO UNIVERSITY OF ESSEX
- GREAT INVESTMENT BUY
- OPEN PLAN LIVINGROOM/KITCHEN
- BALCONY OVER LOOKING RIVER
- ENSUITE SHOWER ROOM
- CURRENTLY RENTED FOR £1050PCM
- CLOSE TO HYTHE STATION
- POTENTIAL RENT OF £1150PCM

Full Description

COMMUNAL SPACE

Stairwell and lift access to second floor.

ENTRANCE HALL

Double glazed window to the rear, panel heater, airing cupboard, entry phone, doors to:

OPEN PLAN LIVING ROOM/KITCHEN

24' x 10' 10" (7.32m x 3.3m) Sliding double glazed doors to the balcony over looking the River Colne, laminate flooring, two panel heaters.

KITCHEN AREA

Fitted with modern units and worksurfaces with cupboards and drawers under, built in four ring ceramic hob, electric oven with extractor over, one and a half bowl sink unit with mixer taps, integrated fridge/freezer and washing machine, wall mounted cabinets, double glazed window to the rear.

BEDROOM ONE

14' 10" x 10' 3" (4.52m x 3.12m) Double glazed window to the front over looking the river, built in double mirrored wardrobe. leading to;

ENSUITE

8' 6" x 5' 7" (2.59m x 1.7m) Consisting of double walk in shower cubicle, low level WC, hand basin with mixer taps, heated towel rail.

BEDROOM TWO

12' 6" x 8' 4" (3.81m x 2.54m) Double glazed window to the front with river views and double mirrored wardrobe.

BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m) Comprising of a stylish suite with panelled bath and glass shower screen, WC, basin with mixer taps and double glazed window to rear.

OUTSIDE

Allocated parking

AGENTS NOTES

Service Charge (EPA) £1,500

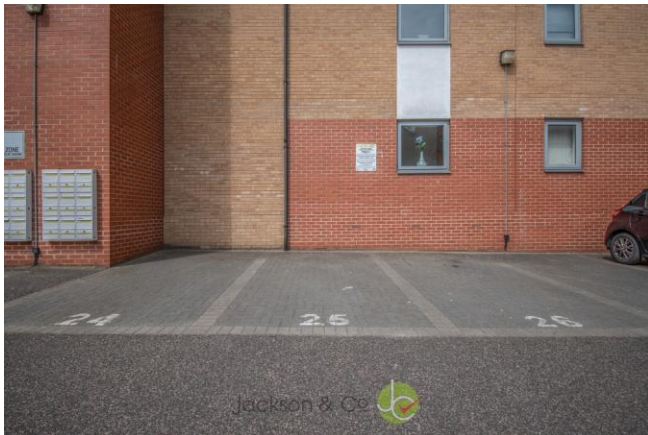
Ground Rent (EPA) £350

Leasehold (113 Years)

EPC - C

Council Tax Band - B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements