



# 1 bedroom Apartment located in Colchester.

Guide Price  
£130,000 - £140,000

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ESTATE AGENTS



# Heia Wharf Hawkins Road Colchester CO2

## FULL DESCRIPTION

### OVERVIEW

\*\*\* GUIDE PRICE £130,000 - £140,000 \*\*\*

This modern and stylish one bedroom second-floor apartment is situated within walking distance of the University of Essex, making it an ideal home or investment property for students, young professionals, and investors. The property boasts stunning views of the River Colne and offers a range of amenities to meet your daily needs.

### ENTRANCE HALL

Built in cupboard housing hot water tank, doors to:

### OPEN PLAN LIVING ROOM/KITCHEN

**19' 5" x 12' 5" (5.92m x 3.78m)**

Sliding double glazed doors to the balcony with views along the river.

### KITCHEN AREA:

Comprising of a range of modern units and work surfaces with cupboards and drawers under. Built in four ring ceramic hob, electric oven with extractor over, integrated fridge/freezer and washer/dryer, wall mounted cabinets, sink unit.

### BEDROOM

**10' 8" x 10 ' 1" (3.25m x 3.07m)**

Built in double wardrobe, double glazed window to the front with river views.

### BATHROOM

Fitted with a modern three piece suite in white comprising of hand basin set into vanity unit with mixer taps, low level WC, panelled bath with centre taps.

### ALLOCATED PARKING

### AGENTS NOTES

Service Charge (£PA) £2,094.04

Ground Rent (£PA) £300

Leasehold (113 Years)

New rent from August £925 PCM

Rental yield 7.5%



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Jackson & Co 



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Heia Wharf Hawkins Road, Colchester, CO2







#### DIRECTIONS

#### CONTACT

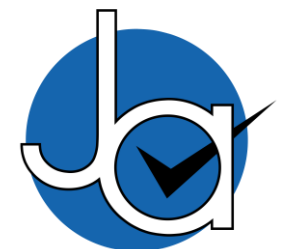
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