



2 bedroom Ground Floor Flat located in Colchester.

Guide Price
£150,000 - £175,000

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JOHN ALEXANDER
ESTATE AGENTS

Heia Wharf, Hawkins Road Colchester CO2 8XY

FULL DESCRIPTION

THE HOME

GUIDE PRICE £150,000 - £175,000
INVESTMENT OPPORTUNITY***

John Alexander is pleased to present a two-bedroom, two bathroom ground floor modern apartment located on Hawkins Road in Colchester. This home offers a comfortable and practical living space, ideal for investors due to the close proximity to Essex University.

Upon entering, you will find a spacious hallway that leads into a light-filled open-plan living area. The living room flows into a well-equipped kitchen featuring solid appliances and plenty of storage, making it a convenient space for everyday cooking and dining.

The property includes two good-sized bedrooms, both designed with modern decor and built-in storage solutions. The master benefits from an en-suite and there is an additional bathroom.

Outside, there's a private terrace where you can relax or enjoy some outdoor time, as well as off-road parking available for convenience.

THE LOCATION

Heia Wharf is ideally situated on Hawkins Road in Colchester, an area known for its attractive combination of modern living and access to urban amenities.

Residents will benefit from excellent transport links, including nearby bus routes and easy access to Colchester's main roads, ensuring straightforward connections to the city centre and surrounding areas. The vibrant heart of Colchester, with its array of shops, restaurants, and cultural attractions, is only a short drive or leisurely walk away.

Additionally, this location is close to various local parks and green spaces, providing opportunities for outdoor recreation and relaxation. With its proximity to Essex University, the area is particularly appealing to students



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EPC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN

DIRECTIONS

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