



Jackson & Co



## Caelum Drive

Colchester, CO2 8FN

Guide Price £180,000 - £190,000

Idyllically positioned offering fabulous views over the River Colne is this spacious two double bedroom fifth floor apartment. The property has a bright and airy feel throughout with accommodation offering modern fully fitted kitchen, en-suite, modern bathroom and allocated parking.



# Property Features

- EASY ACCESS TO ESSEX UNIVERSITY
- TWO DOUBLE BEDROOMS
- HYTHE LOCATION
- BALCONY
- YIELD OF 6.9% - 7.3%
- FAMILY BATHROOM
- NO ONWARD CHAIN
- CURRENTLY LET FOR £1100pcm
- EN-SUITE
- HYTHE STATION

## Full Description

### COMMUNAL ENTRANCE

Stairs and lift leading to all levels, the property is located in the fifth floor.

### PERSONAL ENTRANCE

Entry phone system, electric heater, storage cupboard and cupboard housing tank.

### OPEN PLAN KITCHEN/LOUNGE/DINER

24' 7" x 12' 4" (7.49m x 3.76m) A bright and spacious open plan room offering fantastic views over the River Colne comprising of; Double glazed window to front and two windows to side, electric heater.

Kitchen Area: A modern fitted kitchen with eye and base level units, integrated fridge/freezer, washing machine, four ring electric hob with extractor hood above and oven below, one and a half sink and drainer unit with mixer tap part tiled walls.

### MASTER BEDROOM

10' 4" x 9' 3" (3.15m x 2.82m) Double glazed window to side, electric heater and built in mirrored sliding wardrobes, door leading to en-suite.

### EN-SUITE

Independent shower cubicle, pedestal wash hand basin, low level W.C., extractor fan and part tiled walls.

### BEDROOM TWO

10' 5" x 8' 10" (3.18m x 2.69m) Double glazed window to side and electric heater

### BATHROOM

A white suite comprising of a panel bath, low level W.C., pedestal wash hand basin, chrome heated towel rail and part tiled walls.

### EXTERNALLY

There is a balcony accessed via the lounge offering fabulous views over the River Colne plus the added benefit allocated parking.

### AGENTS NOTES

Service Charge (£PA) £1,800

Ground Rent (£PA) £300

Lease 110 Years Remaining

Council Tax Band - B

Rental - £1,150pcm

EPC rating - C



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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		