



Jackson & Co



## Caelum Drive

Colchester, CO2 8FP

Guide Price £185,000 - £195,000

An unique two bedroom apartment with the added benefit of a terrace. Located on the first floor, you will find two bathrooms, two double bedrooms, open plan living area and being a short walk away from Hythe station and Essex university. The property is currently let for £1150 a month till August 2023 with a yield of 7 - 7.4%.



# Property Features

- TWO BEDROOM
- TWO BATHROOMS
- LARGE TERRACE
- NO ONWARD CHAIN
- INVESTMENT
- £1150pcm
- LET TILL AUGUST 2023
- FIRST FLOOR
- CLOSE TO UNIVERSITY
- HYTHE STATION

## Full Description

### OVERVIEW

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### ENTRANCE HALL

Heater, airing cupboard and doors to;

### OPEN PLAN LIVING AREA

25' 11" x 11' 4" (7.9m x 3.45m) Matching base and eye level units, stainless steel sink bowl with drainer, washing machine,

integrated oven with four ring electric hob with extractor above, fridge/freezer, plenty of storage, two heaters, two double glazed windows and door to terrace.

### TERRACE

25' 7" x 6' (7.8m x 1.83m)

### BATHROOM

6' 10" x 5' 6" (2.08m x 1.68m) Low level WC, wash hand basin and panelled bath with shower over.

### MASTER BEDROOM

11' 6" x 10' 1" (3.51m x 3.07m) Fitted wardrobes, heater, door to balcony and door to;

### EN-SUITE

Low level WC, wash hand basin, shower cubicle and a obscured double glazed window.

### BEDROOM

10' 10" x 9' 1" (3.3m x 2.77m) Double glazed window, heater and fitted wardrobes.

### AGENTS NOTES

Service Charge (£PA) £1,827

Ground Rent (£PA) £300

Lease Remaining 110 years remaining

This property is currently let through Jackson and Co and will continue to be with the new purchaser.





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 Colchester  
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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		
69-80	C	71   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		