



Jackson & Co



## Sail House

Colchester, CO2 8YP

Guide Price £200,000

\*\*\* GUIDE PRICE OF £200,000 - £225,000 \*\*\*

\*\* YIELD OF 7.4% - 8.4% \*\*

Situated in the popular Hythe location is this generous apartment which has the rare edition of a large terrace that benefits from stunning river views. You will also find inside a en-suite, large open plan living area, two double bedrooms and a well presented bathroom.



# Property Features

- STUNNING TWO BEDROOM APARTMENT
- EN-SUITE
- RIVER VIEWS
- GENEROUS LIVING AREA
- POTENTIAL RENT OF £1400PCM
- LARGE TERRACE
- PARKING
- CLOSE TO SHOPS
- POTENTIAL YIELD OF 7.4% - 8.4% YIELD
- EXCELLENT INVESTMENT

## Full Description

### ENTRANCE HALL

Heater, storage cupboard and doors to;

### OPEN PLAN LIVING/KITCHEN/DINING AREA

27' 4" x 19' 6" (8.33m x 5.94m) Living/dining area;

Double glazed windows, double glazed door to balcony and heater.

Kitchen area;

Matching base and eye level units, built in oven with electric hob, inset sink with drainer, integrated appliances double glazed windows, and breakfast bar.

### BEDROOM ONE

13' x 10' (3.96m x 3.05m) Heater, double glazed window, built in wardrobes and door to;

### ENSUITE

Low level WC, wash hand basin, walk-in shower, chrome heated towel rail and extractor.

### BEDROOM TWO

13' x 10' (3.96m x 3.05m) Heater and a double glazed window.

### TERRACE

### ONE ALLOCTAED CAR PARKING SPACE

### BATHROOM

Low level WC, wash hand basin, panel bath with shower over, extractor a chrome heated towel rail.

### AGENTS NOTES

Service Charge (£PA) £1,430.18

Ground Rent (£PA) £350

Leasehold (117 Years)







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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 and 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