



Jackson & Co



Albany Gardens

Colchester, Essex, CO2 8HQ

Guide Price £300,000 - £335,000

*** INVESTMENT ONLY ***

The Jackson and Co investment club is proud to deliver this excellent investment opportunity, located in the popular Hythe location and achieving a rental of £2,100pcm with a yield of 7.5% - 8.4% , with five good sized bedrooms. We strongly recommend a viewing to appreciate the property on offer.



Property Features

- FIVE BEDROOMS
- TOWN HOUSE
- EN-SUITE TO MASTER
- £2100PCM TILL AUGUST 2023
- KITCHEN
- LOUNGE
- GARDEN
- CLOSE TO ESSEX UNIVERSITY

OVERVIEW

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AGENTS NOTE

EPC rating - C

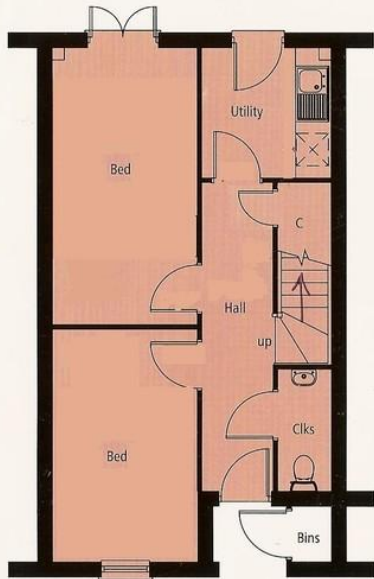
Council Tax band - E

This property is currently let and managed by Jackson and Co and will continue to be with the new owner.



The Copeland

3 BEDROOM TOWN HOUSES PLOTS 55, 56, 57, 60, 61, 62 & 63



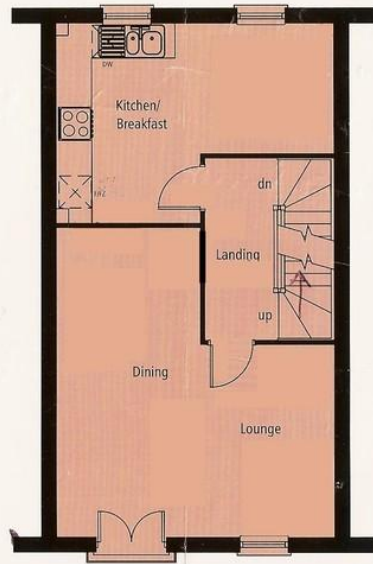
GROUND FLOOR

	IMPERIAL	METRIC
family room	16'3" x 8'5"	4950 x 2560
study	13'8" x 8'5"	4165 x 2560
utility	7'7" x 7'6"	2315 x 2295
clks	7'1" x 3'1"	2160 x 930

* = Max measurement. ☆ = Min measurement.

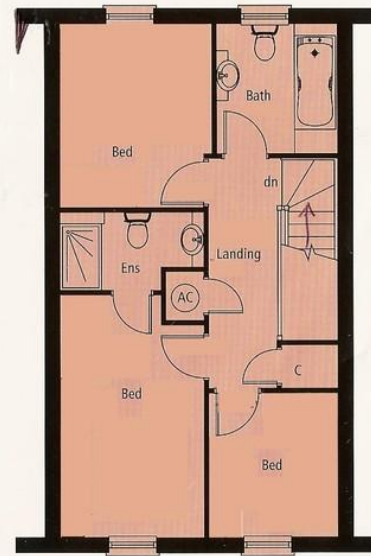
IMPORTANT NOTICE

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. 10/2004.



FIRST FLOOR

	IMPERIAL	METRIC
lounge/dining	18'3" x 16'3"	5560* x 4950*
kitchen/breakfast	16'3" x 11'8"	4950* x 3565*



SECOND FLOOR

	IMPERIAL	METRIC
bedroom 1	14'3" x 8'5"	4340* x 2560*
ensuite	8'5" x 4'7"	2560* x 1395*
bedroom 2	10'9" x 9'3"	3285 x 2815
bedroom 3	8'6" x 7'6"	2575 x 2295
bathroom	6'9" x 7'6"	2050 x 2295

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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