



Jackson & Co



## Ship Wharf

Colchester, CO2 8YP

£140,000 - £150,000

\*\*\* GUIDE PRICE £140,000 - £150,000 \*\*\*

\*\* INVESTMENT ONLY \*\*

A well presented one bedroom fourth floor apartment located in the popular Hythe area, the apartment is walking distance to Essex University and local shops, the accommodation is of good condition and offers a balcony and spacious living. The current tenant is currently paying a monthly rental of £850.00pcm giving a fantastic yield of 7.2%.



# Property Features

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- INVESTMENT ONLY
- TENANT IN SITU
- FOURTH FLOOR APARTMENT
- DOUBLE BEDROOM
- BATHROOM
- UNDERGROUND PARKING
- CLOSE TO THE UNIVERSITY
- CLOSE TO HYTHE

## Full Description

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### OVERVIEW

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### ENTRANCE HALL

With lift access and stair flight from communal hallway, storage cupboard, security entry phone, wooden flooring.

### OPEN PLAN LIVING/KITCHEN

22' 6" x 14' 11" (6.86m x 4.55m) The kitchen area is fitted with modern units and work surfaces with cupboards under, built in four ring ceramic hob, electric oven with extractor over, integrated fridge/freezer and washing machine, one and a half bowl sink unit, wooden flooring, sliding double glazed doors to the balcony.

### BEDROOM

10' 9" x 10' 4" (3.28m x 3.15m) Double glazed window to the front, built in double mirrored wardrobe.

### BATHROOM

A modern suite comprising of hand basin, low level WC, panelled bath with centre taps, chrome heated towel rail.

### OUTSIDE

We are advised there is an allocated parking space under the apartments.

### AGENTS NOTE

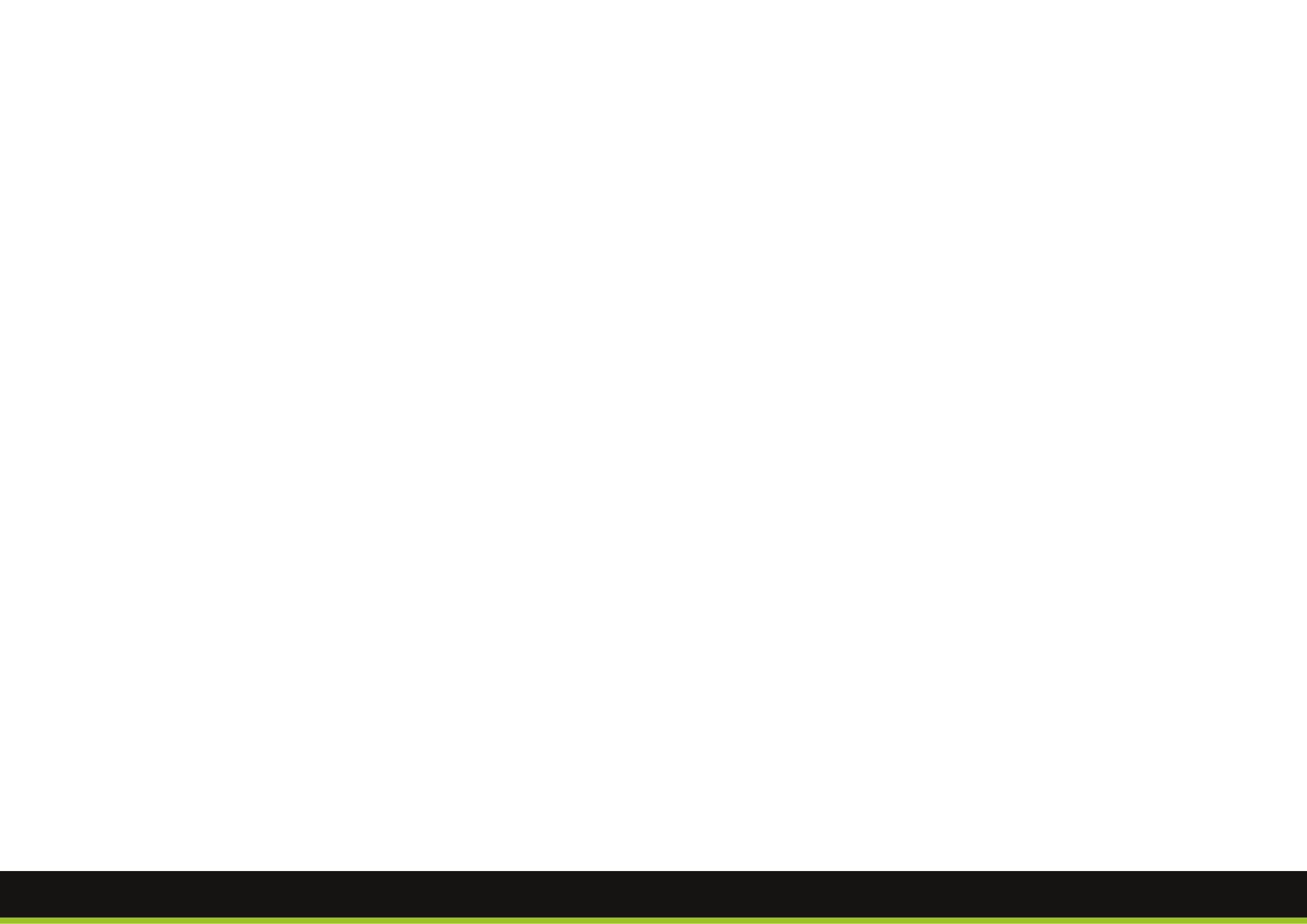
EPC rating - C

Council Tax band - B

Service Charge - £1,214.46 PA

Ground Rent - £150 PA

Years remaining on this lease: 115 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 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		82   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		