



72 Sail House

Colchester, CO2 8YP

Guide Price £140,000

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

*** INVESTMENT OPPORTUNITY *** Situated within easy reach of the University of Essex and Hythe Railway Station is this good size one bedroom fifth floor apartment, currently let on an Assured Shorthold Tenancy for £900pcm offering an annual yield of approx. 7.7%.



Property Features

- INVESTMENT OPPORTUNITY
- SPACIOUS APARTMENT
- APPROX ANNUAL YIELD 7.7%
- 25' OPEN PLAN LIVING
- VIEWS TOWARDS THE RIVER COLNE
- CLOSE TO UNIVERSITY OF ESSEX
- CLOSE TO HYTHE STATION

Full Description

ENTRANCE HALL

With wood effect flooring, airing cupboard, doors to:

OPEN PLAN LIVING ROOM/KITCHEN

25' 10" x 14' 2" (7.87m x 4.32m) Double glazed window with partial river view, wood effect flooring, double glazed window to the side.

KITCHEN AREA

Fitted with modern units and work surfaces with cupboards and drawers under. Built in four ring ceramic hob and electric oven with extractor over, integrated fridge/freezer and washing machine, one and a half bowl sink unit, wall mounted cabinets.

BEDROOM

10' 10" x 10' 4" (3.3m x 3.15m) Built in mirrored double wardrobe, double glazed window with partial river views.

BATHROOM

Fitted with a modern suite comprising low level WC, hand basin with mixer taps, paneled bath with centre taps and shower over, chrome heated towel rail.

OUTSIDE

There are communal grounds with lovely walks along the waterfront.

AGENTS NOTE

EPC rating - C

Council Tax band - B

Service Charge - £1,192 PA

Ground Rent - £250 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

