



Jackson & Co

Ship Wharf

Colchester, CO2 8YS

- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- INVESTMENT OPPORTUNITY
- OPEN PLAN LOUNGE/KITCHEN

Guide Price £200,000

EPC Rating 'TBC'





Property Description

OVERVIEW

**** GUIDE PRICE £200,000 - £210,000 **** A superb TWO BEDROOM ground floor maisonette situated within walking distance to the University of Essex and overlooking the River Colne. These apartments make fantastic investment purchases due to their location. The estimated rental income is £1100 PCM which would potentially provide a yield of around 6% pa.

ENTRANCE HALL

With laminate flooring, airing cupboard, walk-in storage cupboard, doors to:

OPEN PLAN LIVING ROOM/KITCHEN

20' 10" x 10' 8" (6.35m x 3.25m) Sliding double glazed doors to the front over looking the River Colne.

KITCHEN AREA

Fitted with stylish units with solid granite style work surfaces with cupboards and drawers under. Built in four ring ceramic hob with extractor fan over, eye level oven,



integrated fridge freezer and washing machine, wall mounted cabinets, double glazed window to the side.

BEDROOM ONE

11' 6" x 10' 6" (3.51m x 3.2m) Double glazed window to the front with river views, built in mirrored double wardrobe.

ENSUITE

A contemporary suite with walk in shower with body jets, low level WC, vanity sink with digital mixer tap, chrome heated towel rail, tiled flooring, heated digital vanity mirror.



BEDROOM TWO

10' 1" x 7' 7" (3.07m x 2.31m) Double glazed window to the front with river views.

BATHROOM

Fitted with a contemporary suite with panelled bath with digital displays and shower fittings, vanity sink with digital tap, digital heated vanity mirror, chrome heated towel rail.

OUTSIDE

we are advised there is an allocated parking space with a seating area at the front of the apartment.





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www.jackson-ps.co.uk

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.