



**1 bedroom  
Third Floor  
located in  
Colchester.**

**Guide Price  
£135,000**

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# 27 Spiritus House Hawkins Road Colchester CO2 8LE

## FULL DESCRIPTION

### OVERVIEW

\*\*\* INVESTMENT ONLY \*\*\*

Located in the popular Hythe location is this immaculate one bedroom property within easy reach of local amenities and the Essex university.

### ENTRANCE HALL

Storage cupboard and airing cupboard.

### OPEN PLAN LIVING AREA

**22' 3" x 13' 1" (6.78m x 3.99m)**

Matching base and eye level units, integrated fridge/freezer, oven four ring electric hob and extractor above, stainless steel sink bowl with drainer, space for a washing machine, multiple double glazed windows, heater and double glazed sliding doors to balcony.

### MASTER BEDROOM

**10' 3" x 10' 1" (3.12m x 3.07m)**

Double glazed window, built in wardrobes, heater

### BATHROOM

Low level WC, wash hand basin, panelled bath with shower over.

### EPC - D

Council Tax band - B

Service Charge (£PA) £1,300

Ground Rent (£PA) £300

Years remaining on this lease Remaining 111 Years



1



1



0



B



EPC

D







## FLOORPLAN

## DIRECTIONS

### CONTACT

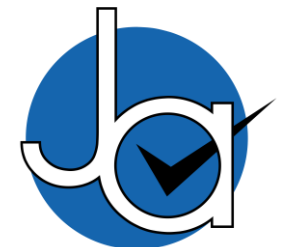
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