



For Sale

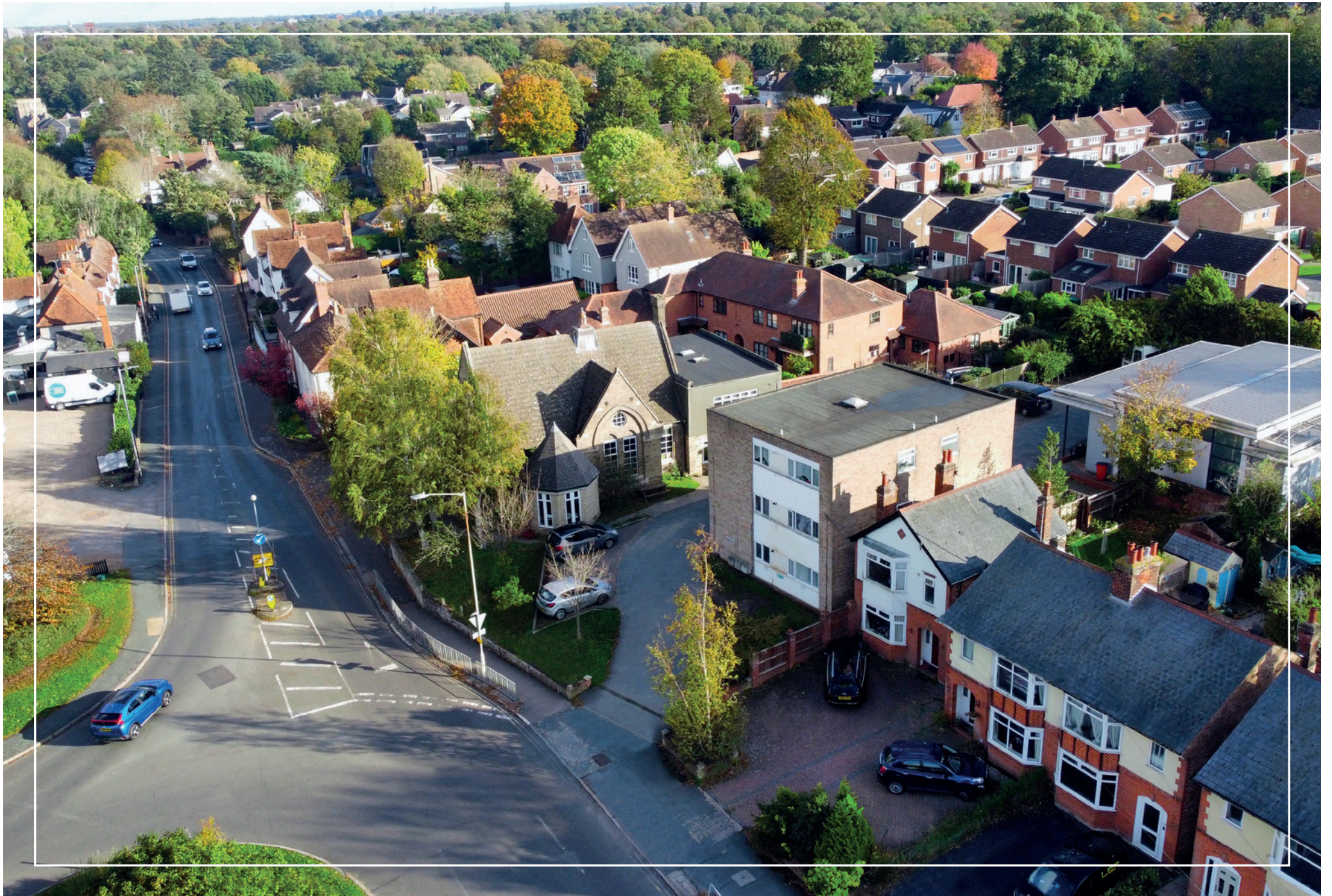
Datchet House, 4 London Road, Colchester CO3 4DD

Freehold block comprising 6 one bedroom flats, producing
£36,000 per annum, 5 of the 6 flats let by way of AST's

Guide Price £520,000 STC

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Datchet House, an opportunity to acquire a block of 6 flats, let on Assured Shorthold Tenancies, located London Road, between Tollgate Retail Parks and the City Centre.

Investment Summary

- Current Rental Income of £36,000 per annum
- Five out of six flats occupied, with one flat vacant.
- Each flat benefits from one Car Parking Space,
- Communal garden to the rear.
- Conveniently located on London Road between Colchester City Centre, and Tollgate Retail Parks.

Description

Datchet House comprises a block of six one bedroom flats across ground, first and second floors. There are two flats located on each floor, accessed via a central stairwell.

The property is constructed in c. 1960's of brick elevations under a flat felt roof. Internally each flat comprises one bedroom, a kitchen, living room, bathroom and storage cupboards, benefitting from gas central heating, double glazed UPVC windows, electric hob / oven and shower over bath.

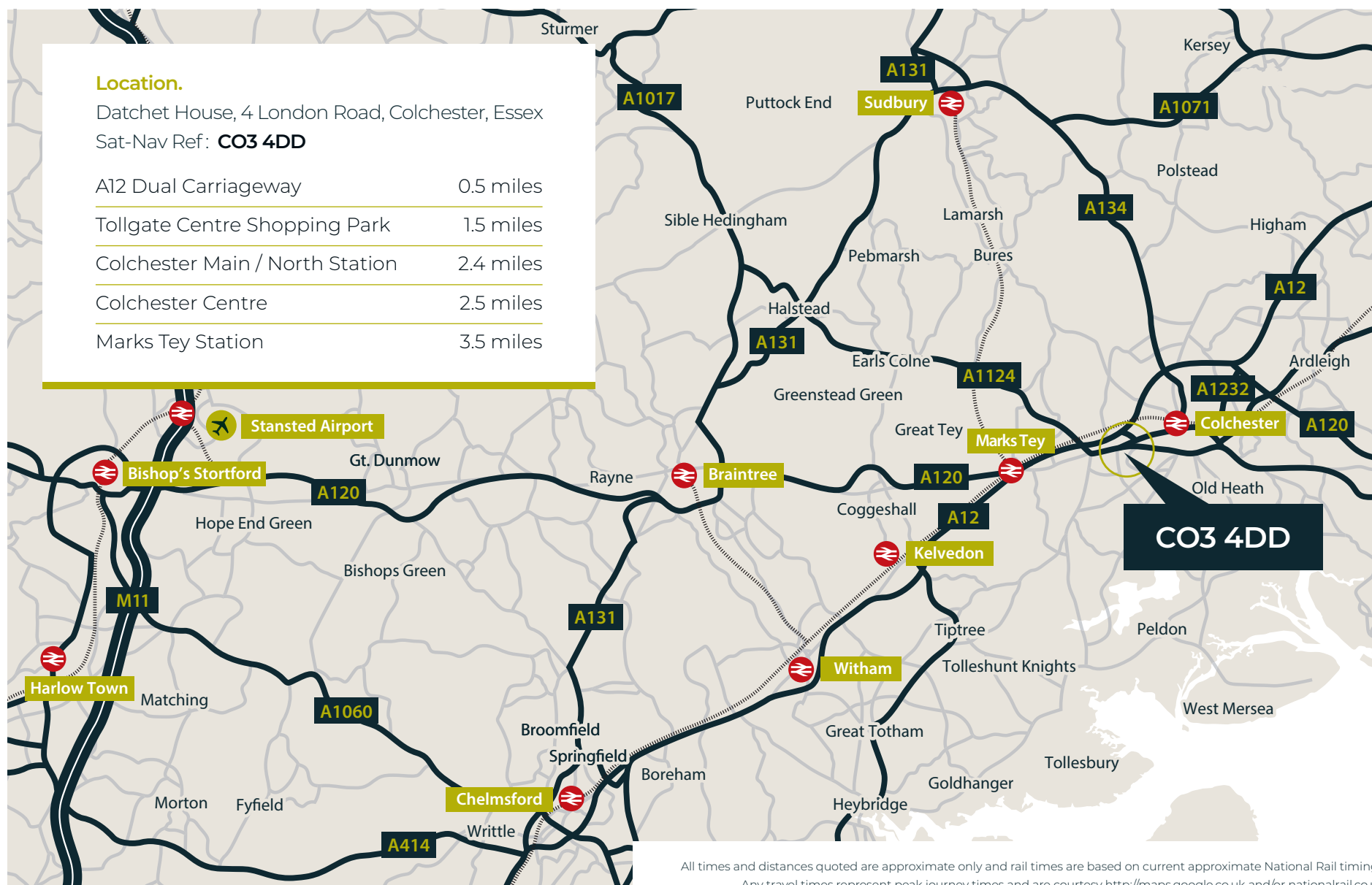
Externally, the flats benefit from one car parking space each (6 car parking spaces total) and a small communal garden located to the rear.



Location.

Datchet House, 4 London Road, Colchester, Essex
Sat-Nav Ref: **CO3 4DD**

A12 Dual Carriageway	0.5 miles
Tollgate Centre Shopping Park	1.5 miles
Colchester Main / North Station	2.4 miles
Colchester Centre	2.5 miles
Marks Tey Station	3.5 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



The property is located along the busy London Road, in Lexden, Colchester, approximately 1.5 miles west of the City Centre, with Stanway and Tollgate Retail Parks, 1.3 miles to the west. The A12 is located 0.7 miles to the east via Spring Lane Roundabout (south bound only) and 1.5 miles to the west at junction 26 (north and south bound).

London Road is a prominent thoroughfare offering excellent accessibility to the A12, which provides direct routes to Chelmsford, Ipswich, and London. The property is situated along a main bus route on London Road, connecting the city centre with Tollgate Retail Park in Stanway.

Colchester North Station is located 2.4 miles to the east, on the mainline to London Liverpool Street with average journey times of approximately one hour

Accommodation

The following accommodation schedule provides an example of each flat *

Description	Floor Area Sq.m	Floor Area Sq.ft
Kitchen	6.41	69
Living Room	15	161
Bedroom	13.53	146
Bathroom	5.52	59
Total	40.46	435

*note: Not all flats have been inspected.

Services

We understand each flat benefits from its own electric, water and gas supplies, and is connected to mains drainage.

Council Tax

Each flat is in Band B for the purposes of Council Tax. The local authority is Colchester City Council

Tenure

4 London Road - Freehold Title Number EX481885

Tenancies

Each flat is let privately by way of AssureShorthold Tenancy, details as follows :

Flat No.	Tenant	Terms	Annual Rent
1	Private	AST	£7,200 pa
2	Private	AST	£7,200 pa
3	Vacant	-	Nil
4	Private	AST	£7,200 pa
5	Private	AST	£7,200 pa
6	Private	AST	£7,200 pa
Total			£36,000 pa

Guide Price

Offers are invited in the region of £520,000 for the freehold interest subject to, and with the benefit of the existing AST's.

Viewing

Viewing is strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

FAO : **Billy Coe**

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Energy Performance Certificates

Each flat benefits from its own EPC Rating as follows:

Property.	Expiry Date.	EPC Rating	Floor Area (Sq M)
1 Datchet House, London Road, Colchester CO3 4DD	10 January 2027	C - 73	42 sq. m
2 Datchet House, London Road, Colchester CO3 4DD	10 January 2027	C - 67	42 sq. m
3 Datchet House, London Road, Colchester CO3 4DD	10 January 2027	C - 79	42 sq. m
4 Datchet House, London Road, Colchester CO3 4DD	10 January 2027	C - 79	42 sq. m
5 Datchet House, London Road, Colchester CO3 4DD	10 January 2027	C - 74	42 sq. m
6 Datchet House, London Road, Colchester CO3 4DD	10 January 2027	C - 74	42 sq. m



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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