



Ship Wharf

Colchester, CO2

£170,000

Modern 2-Bed Apartment | Tenant in Situ (£1,300 PCM) | Excellent Yield ~9.2% | The Hythe, Colchester



Property Features

- Juliet Balcony & Open-Plan Living
- Two Bathrooms (Main + En-Suite)
- Approx. 9.2% Gross Yield
- Tenant in Situ Paying

Full Description

DESCRIPTION

A fantastic investment opportunity in the sought-after Hythe development in Colchester. This well-presented two-bedroom apartment offers spacious, modern living with a tenant in situ paying £1,300 PCM, delivering a strong gross rental yield of approximately 9.2%.

Located close to the University of Essex, Colchester Hythe Station, and local amenities, this property is perfectly positioned for students, professionals, and commuters alike.

Accessed via a secure communal entrance, the apartment offers bright and modern accommodation throughout.

Entrance Hall – Secure entry phone system, electric heater, access to all rooms.

Open Plan Living/Dining/Kitchen – 21' 3" x 15' 3"

A spacious and light-filled room with sliding patio doors opening to a Juliet balcony, plus a window to the rear. The modern kitchen includes a range of wall and base units, integrated oven and hob, fridge/freezer, washing

machine, and stainless steel sink. Perfect for entertaining or relaxing.

Bedroom One – 16' x 10' 8"

Generously sized double bedroom with built-in wardrobes and a private en-suite shower room.

En-Suite – Contemporary finish with double shower cubicle, WC, wash basin, chrome heated towel rail, spotlights, and extractor fan.

Bedroom Two – 10' 11" x 8' 10"

Another well-sized double room with electric heating and rear-facing window.

Family Bathroom – Modern suite with panel-enclosed bath and shower over, WC, wash basin, chrome heated towel rail, spotlights, and extractor fan.

📍 Location:

The Hythe is a modern riverside development close to:

University of Essex (Walking Distance)

Hythe Train Station (Links to Colchester & London)

Local supermarkets, gym, coffee shops & retail

Bus routes to town centre and beyond

Current Rent: £1,300 PCM / £15,600 PA

Purchase Price: £170,000

Approx. Gross Yield: 9.2%

Leasehold – Approx. 113 Years Remaining



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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