



BALKERNE GATE PROPERTIES
PORTFOLIO 2023

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Welcome To Balkerne Gate Properties...

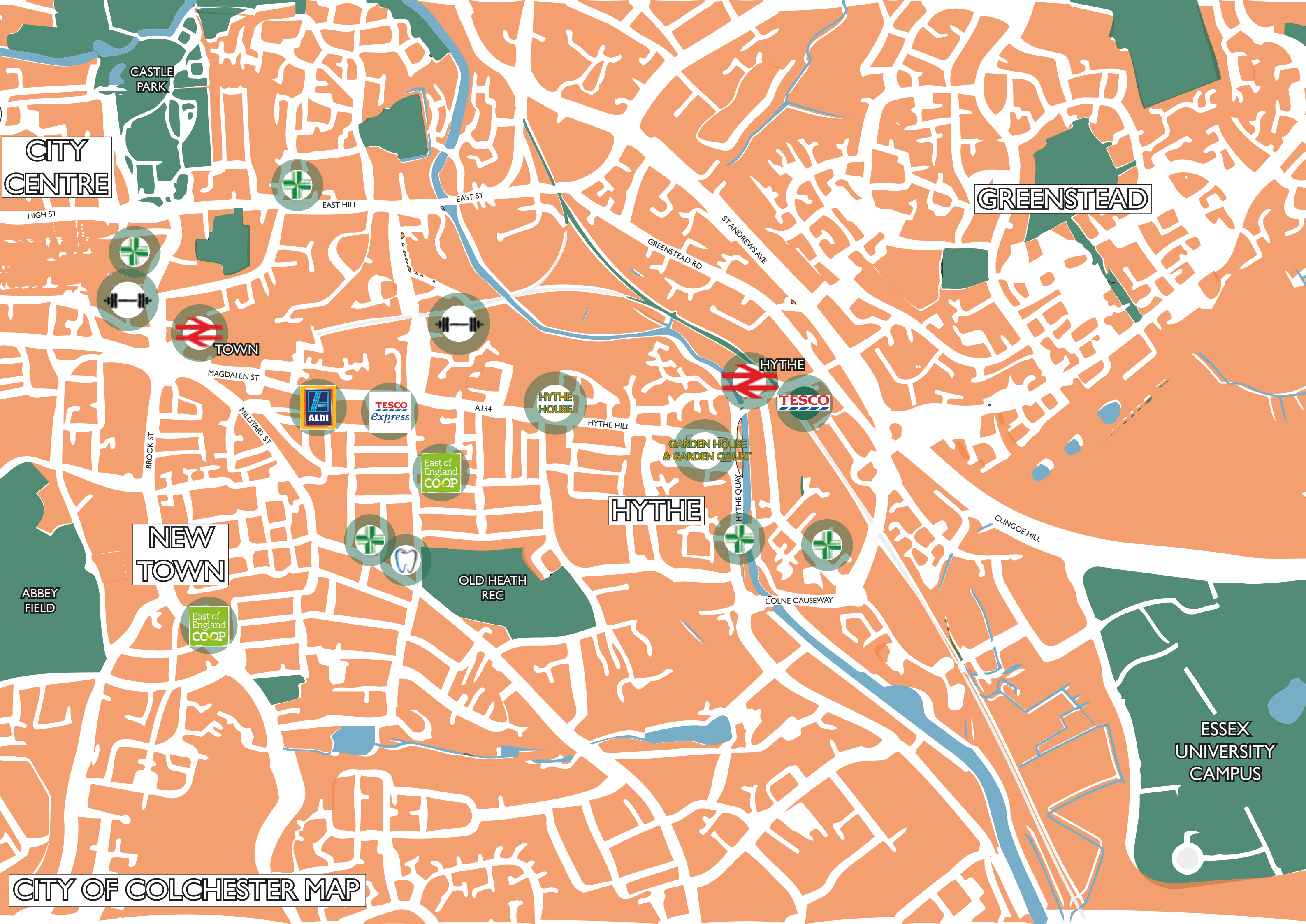
Balkerne Gate Developments are proud to present 3 new developments specifically designed for students and built to the highest specifications. All developments are conveniently located within walking distance of both the University of Essex and the city centre, and are also close to local amenities, shopping, and rail links.

PORTFOLIO

GARDEN HOUSE
HYTHE QUAY

GARDEN COURT
HYTHE QUAY

HYTHE HOUSE
HYTHE HILL



CASTLE PARK

CITY CENTRE

HIGH ST



EAST HILL

EAST ST

GREENSTEAD

ST ANDREWS AVE

GREENSTEAD RD



TOWN

MAGDALEN ST



HYTHE

TESCO

BROOK ST

MILITARY ST



A134



HYTHE HILL

GARDEN HOUSE & GARDEN COURT



HYTHE

HYTHE QUAY

NEW TOWN



OLD HEATH REC



COLNE CAUSEWAY

CLINGOE HILL

ABBEY FIELD



ESSEX UNIVERSITY CAMPUS

CITY OF COLCHESTER MAP

GARDEN HOUSE
HYTHE QUAY



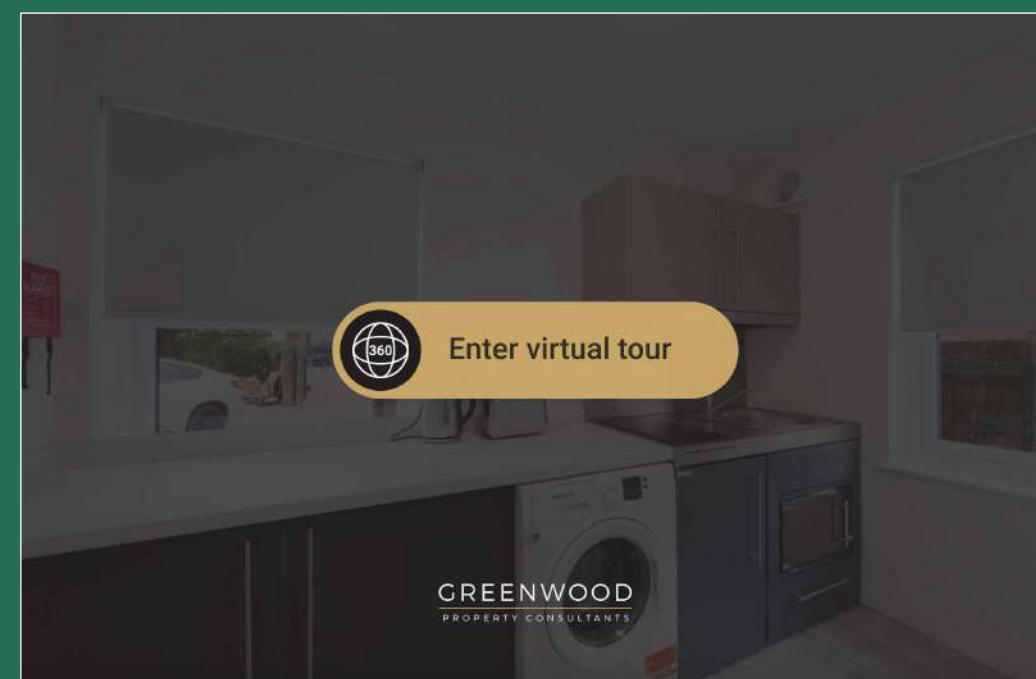
Closely located to both the city centre and the University, Garden House contains 8 self-contained apartments with high specification kitchens and bathrooms as well as spacious living accommodation.

All apartments have been specifically designed with student living and convenience at the heart of the concept, featuring study areas, plenty of storage and of course, high speed WiFi and smart TVs.

All bills are included at all of our accommodations.

The property, together with nearby Garden Court, is a part of our Hythe Quay development and has secure bicycle storage, security lighting, CCTV and an intercom system on the main entrance.

The site is walking distance to the university, 8 minutes from Tesco superstore and 5 minutes from Hythe Train Station. The local development team are nearby to provide quick response support and assistance.



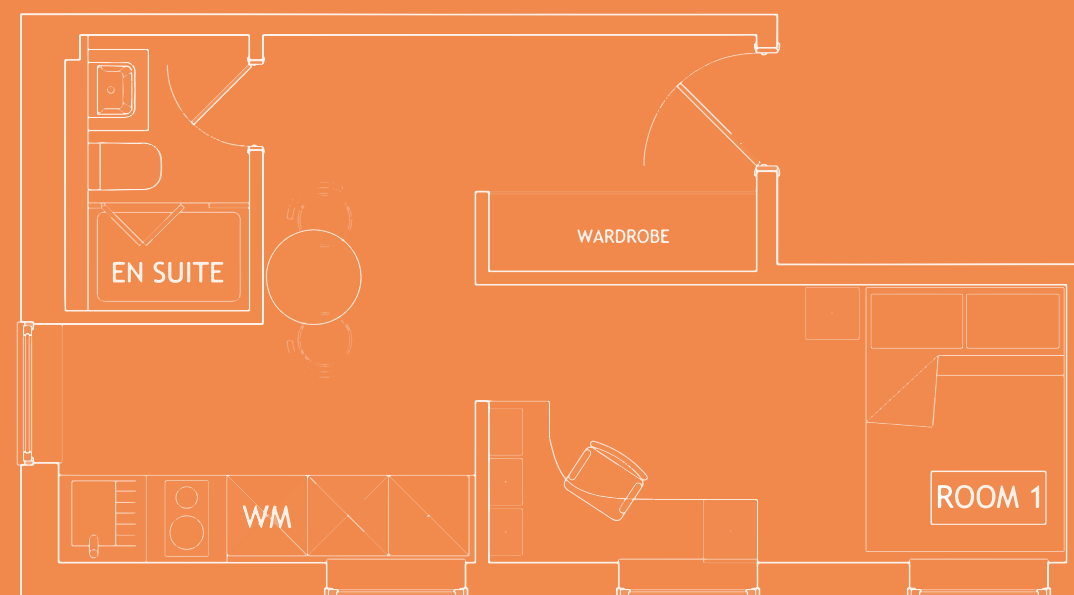
BALKERNE GATE
PROPERTIES
LIMITED

Apartment 1
Garden House
Hythe Quay
Ground Floor Flat

Situated on the ground floor, Flat 1 boasts a large wardrobe as you enter the space. The ensuite is located at the end of the corridor, and as you turn the corner a long kitchen run with full spec and washing machine.

Past the kitchen, a built in desk with overhead (and under desk) storage and study lighting. Towards the end of the room, a spacious double bed with bedside cabinet and a wall mounted TV. Full spec can be found after Apartment 8.

Price PCM £895



Flat 1 Floor Plan



**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 2
Garden House
Hythe Quay
Ground Floor Flat**

Situated on the ground floor, Flat 2 opens onto a long corridor, turning right into a full spec kitchen, and a built in study desk, with plenty of natural light and storage.

At the end of the corridor, a cosy bedroom area with a spacious double bed, large wardrobe, bedside cabinet, chest of drawers and a wall mounted television. At the other end of the apartment, an ensuite with a large shower and demister pad mirror. Full spec can be found after Apartment 8.

Price PCM £880



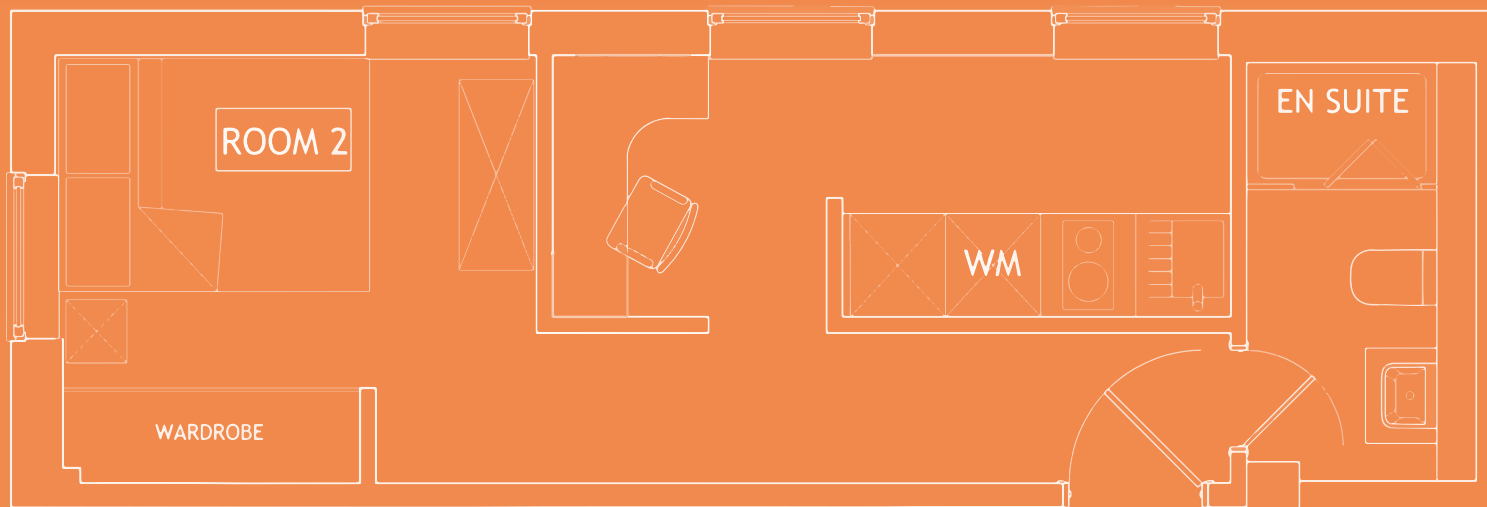
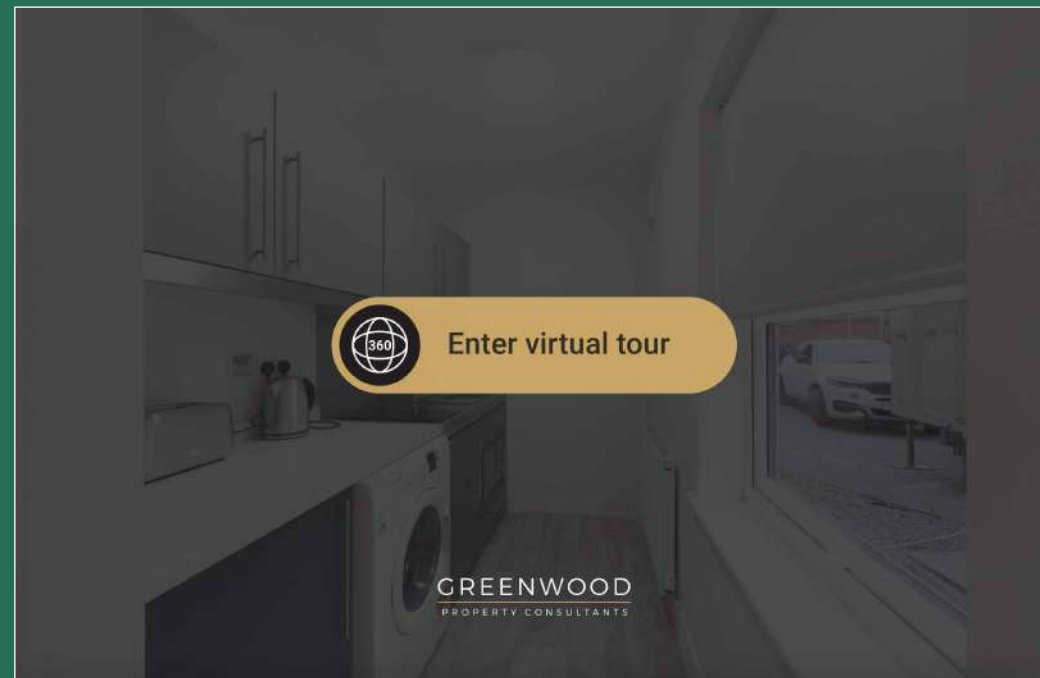
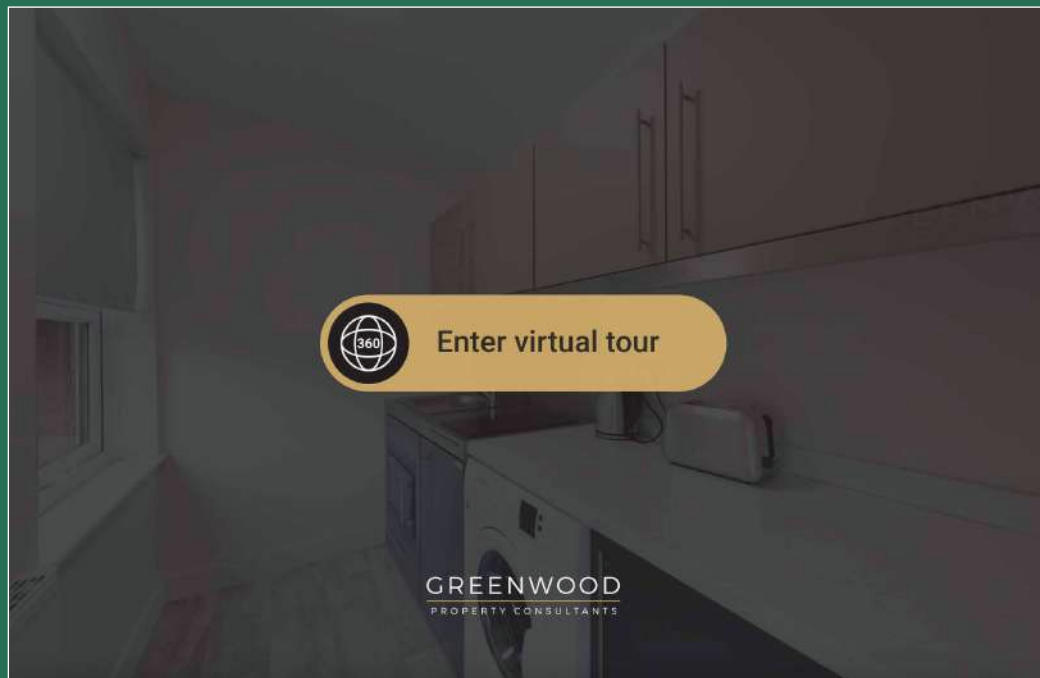
**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 3
Garden House
Hythe Quay
Ground Floor Flat**

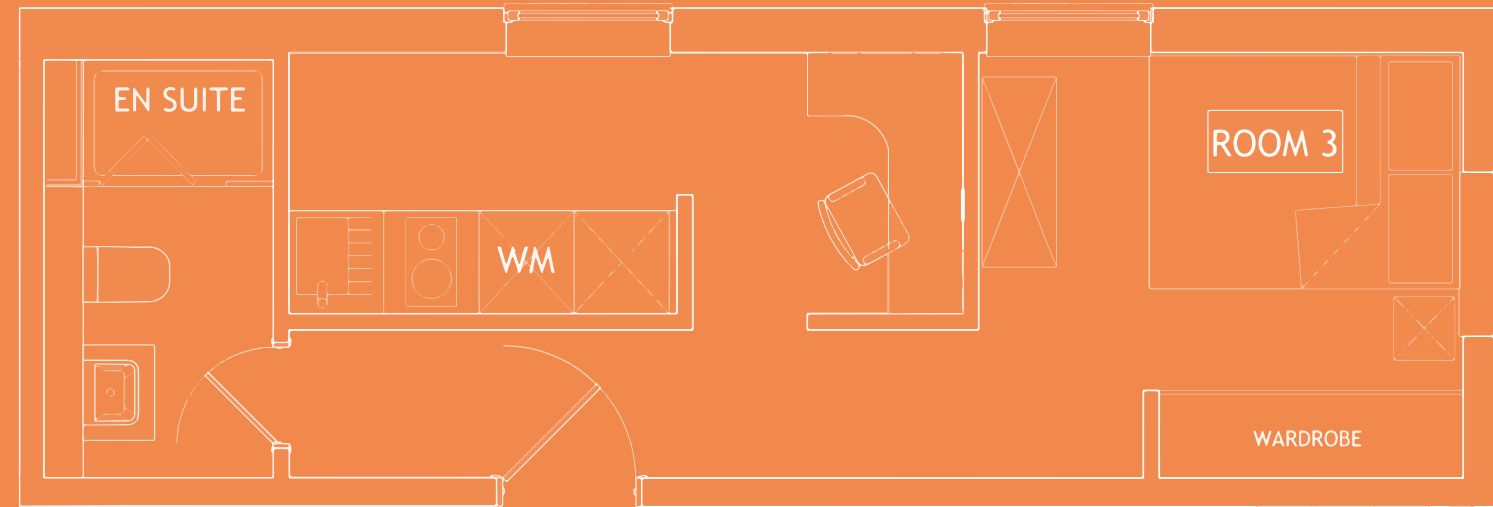
Situated on the ground floor, Flat 3 opens onto a long corridor, turning left into a full spec kitchen, and a built in study desk, with plenty of natural light and storage.

At the end of the corridor, a cosy bedroom area with a spacious double bed, large wardrobe, bedside cabinet, chest of drawers and a wall mounted television. At the other end of the apartment, an ensuite with a large shower tray a demister pad mirror. Full spec can be found after Apartment 8.

Price PCM £880



Flat 2 Floor Plan



Flat 3 Floor Plan



**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 4
Garden House
Hythe Quay
Ground Floor Flat**

Situated on the ground floor, Flat 4 opens into the lobby area with wardrobe, bar stools and table, and a desk with ample storage, and plenty of natural light.

Turning right, the double bed is located against the wall with built in storage in the headboard. Past the bedroom area, a generous kitchen run with washing machine, and at the end of the kitchen a spacious en suite with a demister mirror with a shaving socket. Full spec can be found after Apartment 8.

Price PCM £850



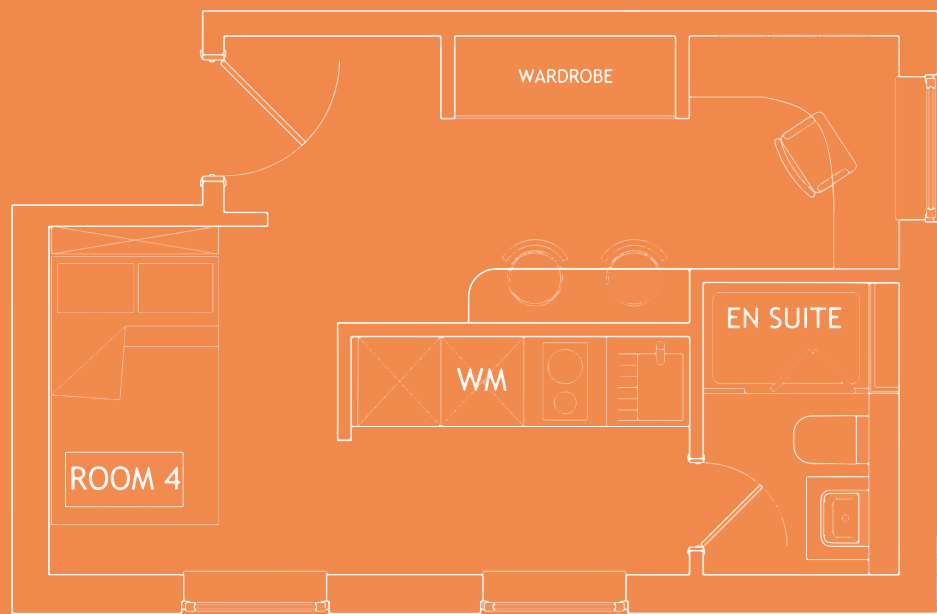
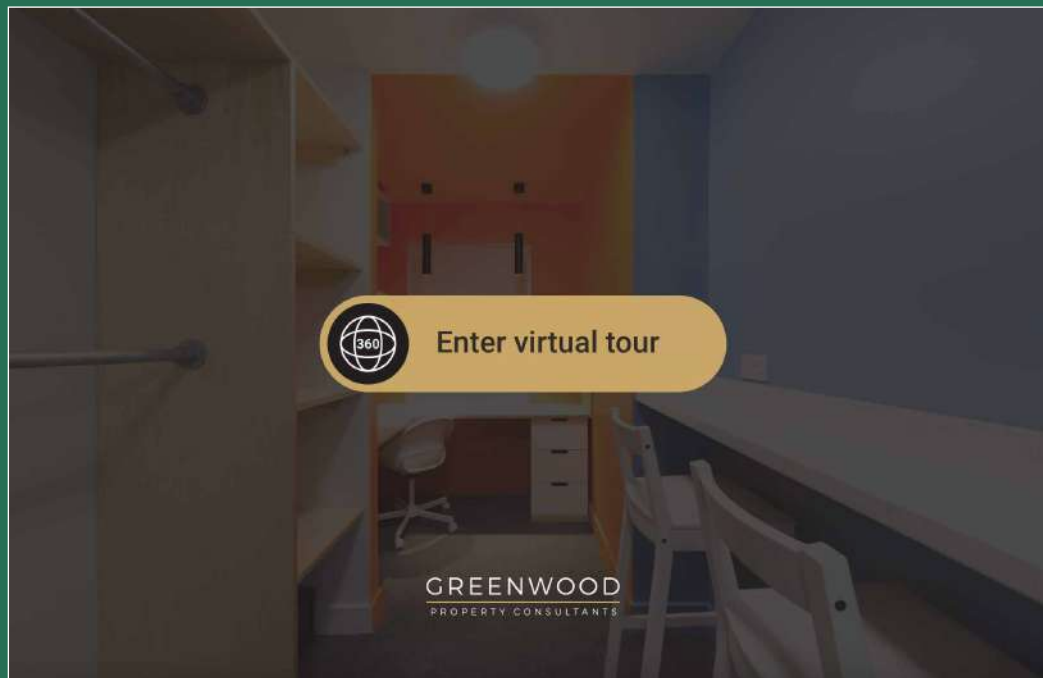
**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 5
Garden House
Hythe Quay
First Floor Flat**

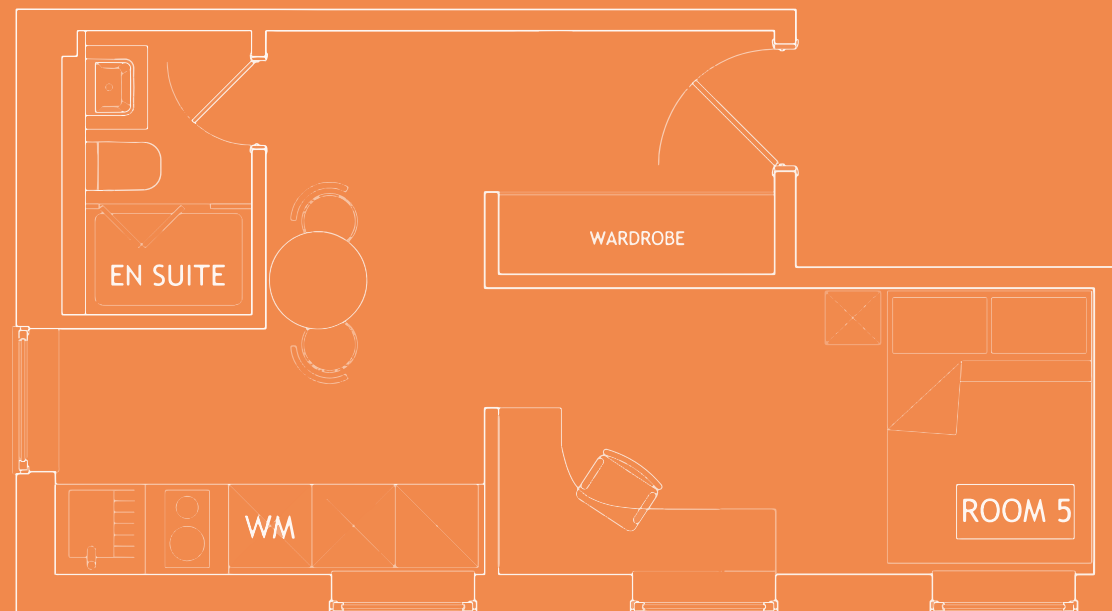
Situated on the ground floor, Flat 5 boasts a large wardrobe as you enter the space. The ensuite is located at the end of the corridor, and as you turn the corner a long kitchen run with full spec and washing machine.

At the end of the corridor, a cosy bedroom area with a spacious double bed, large wardrobe, bedside cabinet, chest of drawers and a wall mounted television. At the other end of the apartment, an ensuite with a large shower tray a demister pad mirror. Full spec can be found after Apartment 8.

Price PCM £895



Flat 4 Floor Plan



Flat 5 Floor Plan



**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 6
Garden House
Hythe Quay
First Floor Flat**

Situated on the ground floor, Flat 6 opens onto a long corridor, turning right into a full spec kitchen, and a built in study desk, with plenty of natural light and storage.

At the end of the corridor, a cosy bedroom area with a spacious double bed, large wardrobe, bedside cabinet, chest of drawers and a wall mounted television. At the other end of the apartment, an ensuite with a large shower and demister pad mirror. Full spec can be found after Apartment 8.

Price PCM £880



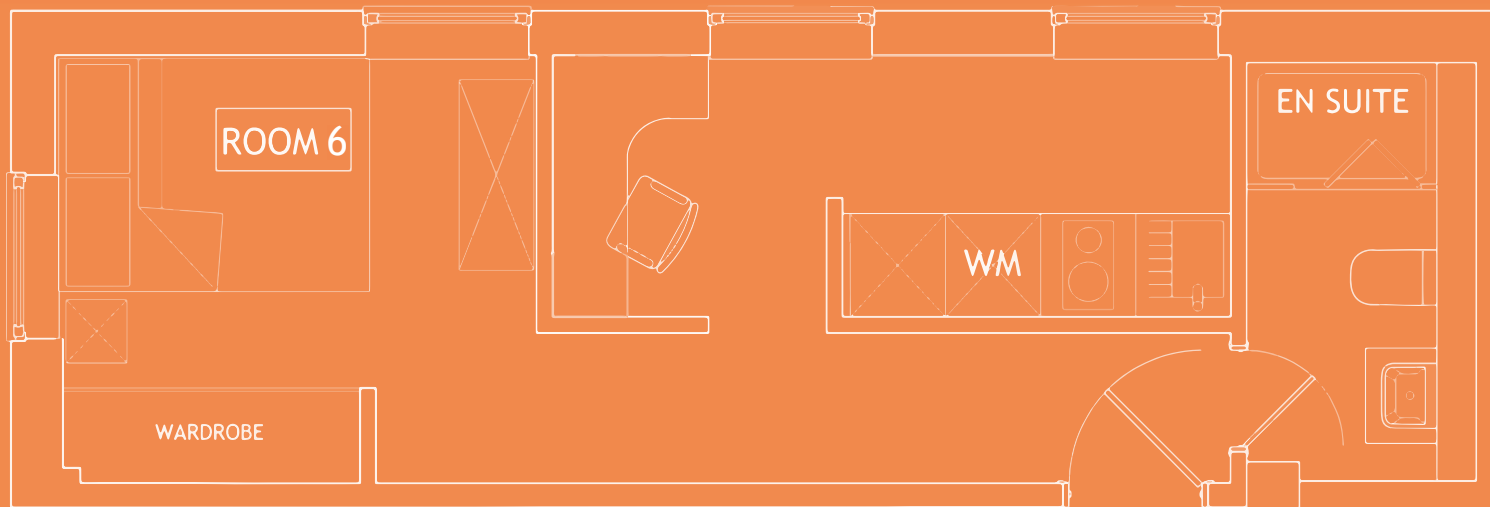
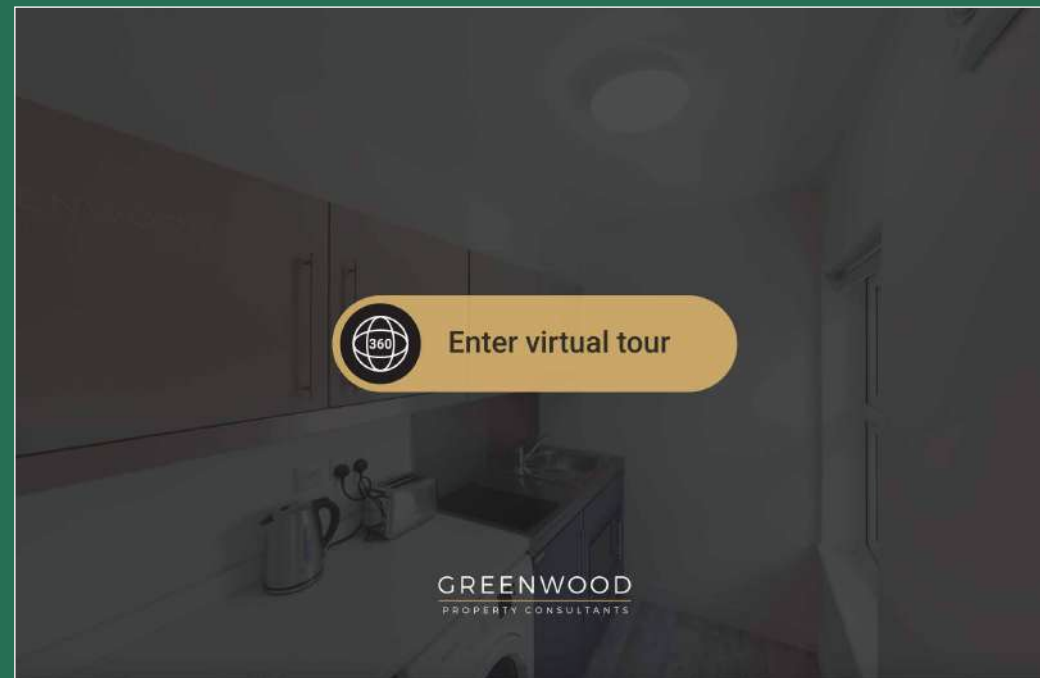
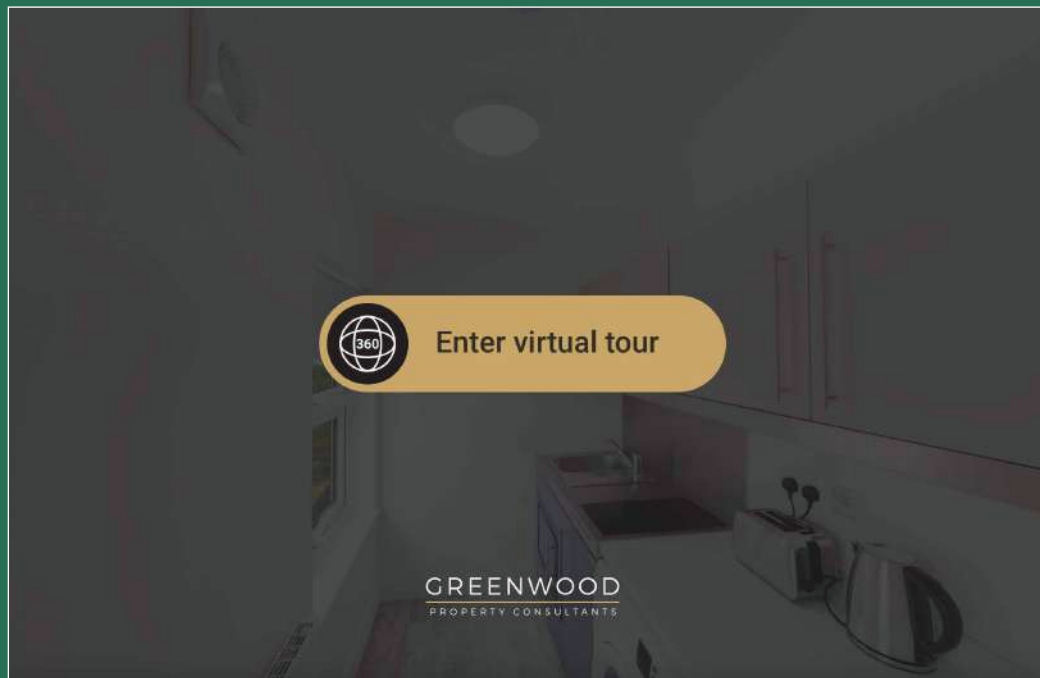
**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 7
Garden House
Hythe Quay
First Floor Flat**

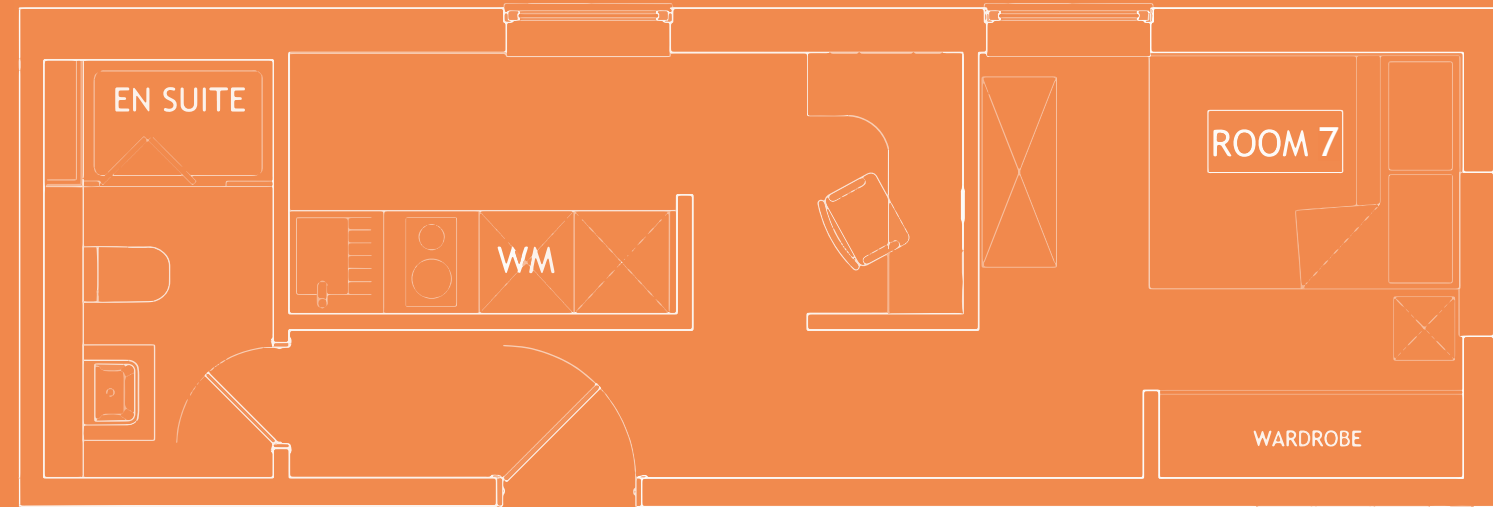
Situated on the ground floor, Flat 7 opens onto a long corridor, turning left into a full spec kitchen, and a built in study desk, with plenty of natural light and storage.

At the end of the corridor, a cosy bedroom area with a spacious double bed, large wardrobe, bedside cabinet, chest of drawers and a wall mounted television. At the other end of the apartment, an ensuite with a large shower tray and demister pad mirror. Full spec can be found after Apartment 8.

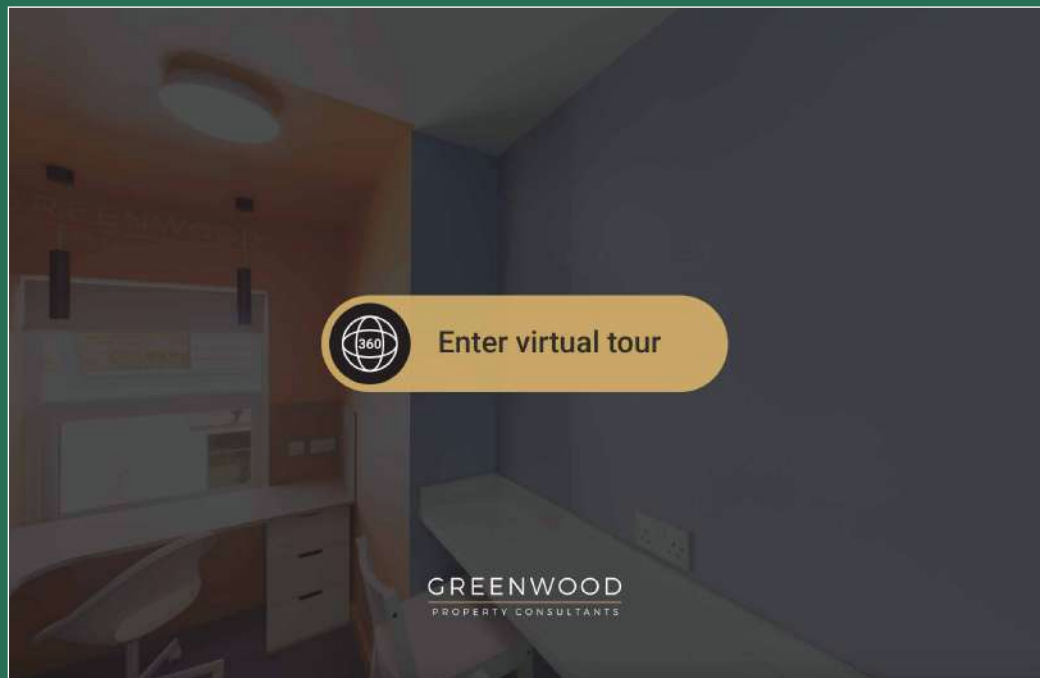
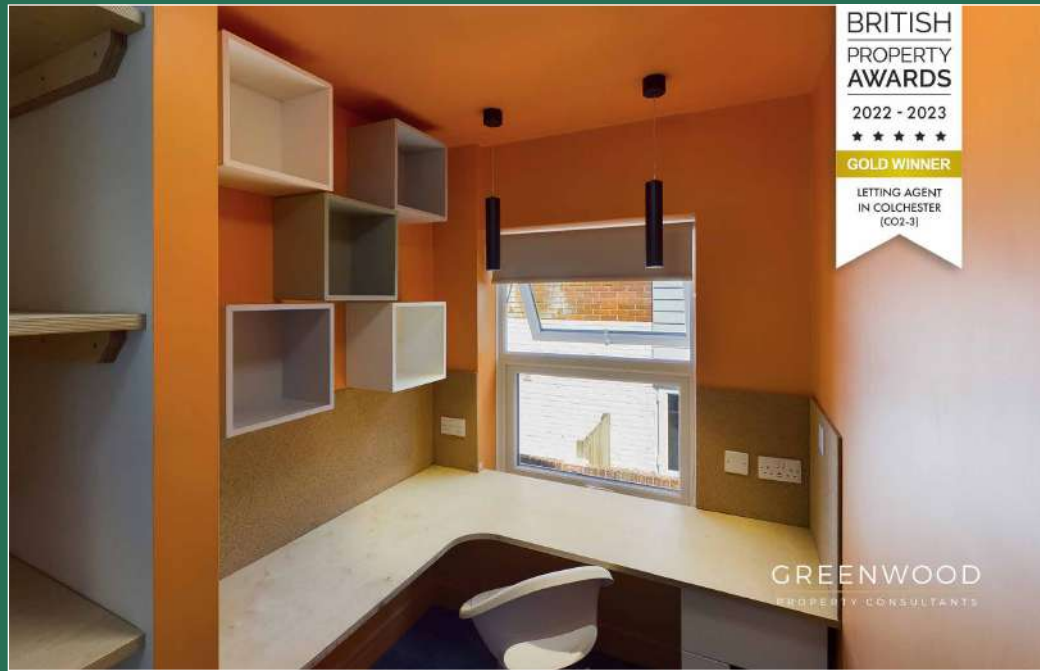
Price PCM £880



Flat 6 Floor Plan



Flat 7 Floor Plan



**Apartment 8
Garden House
Hythe Quay
First Floor Flat**

Situated on the first floor, Flat 8 opens into the lobby area with wardrobe, bar stools and table, and a desk with ample storage, and plenty of natural light.

Turning right, the double bed is located in a cosy bedroom area, with bedside cabinet and smart TV. Past the bedroom area, a generous kitchen run with washing machine, and at the end of the kitchen a spacious en suite with a demister mirror with a shaving socket. Full spec can be found after Apartment 8.

Price PCM £870

Accommodation Description

All rooms come with specifically designed study spaces with ample storage and desk space.

Each room has a fully equipped kitchen, a spacious bathroom and a comfortable bedroom with plenty of storage.

All bills included.

Specifications

Kitchens are locally sourced and fully equipped with

- Fridge freezer
- Sink and drainer with tap
- 30L combination microwave, oven and grill
- HobSafe timer directly connected to the hob automatically switches it off after 15 minutes.
- Induction hob
- 8kg washing machine
- Wall cabinets
- Kettle
- Toaster
- Fire blankets

Bathrooms are spacious and equipped with

- Large shower
- Demister mirror with shaver socket
- Vanity units

Cost effective and efficient heating with

New Prefect Ecostats to minimise energy wastage and heat premises in an eco-friendly way.

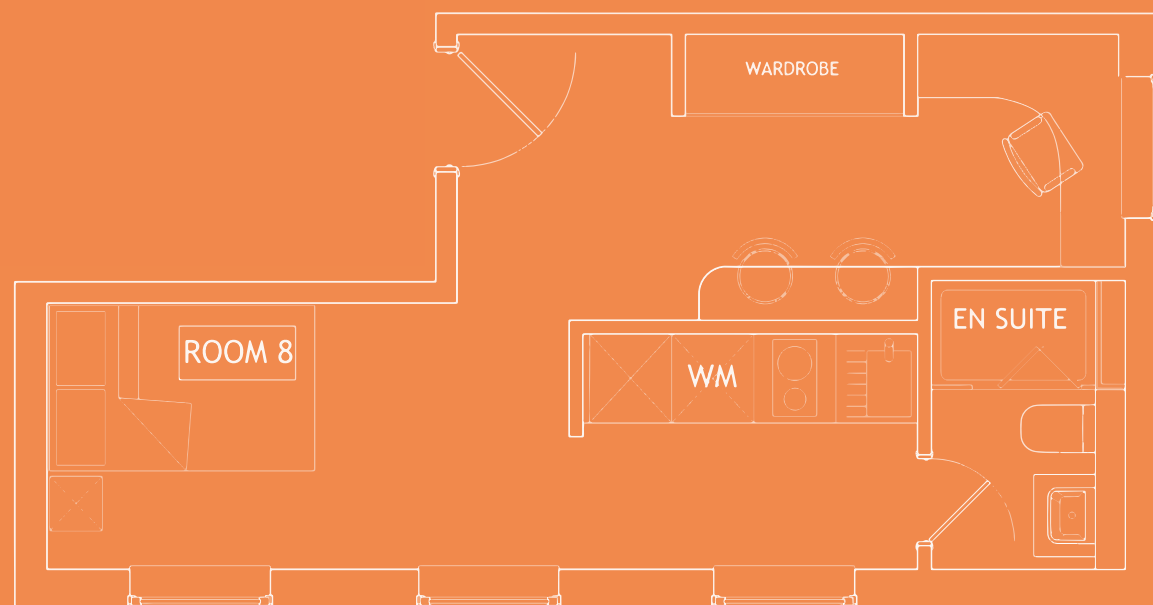
Temperature, cost and consumption, control All tenants receive **high speed WiFi** with personal IP address, and ethernet connection located at the desk, satellite **smart TVs**, ample storage space and creatively designed rooms.

Wardrobes have two rails with large cubbyholes and a **keypad safe**.

Every room has its own smart TV with connection to terrestrial TV and numerous **streaming facilities**.

Each apartment has its own **fob access** to enter the main building and roller ball latches with key access to the apartment entrance door, making it **impossible to lock yourself out** of your apartment.

Garden House has **secure bicycle storage**, security lighting and an intercom on the main entrance



GARDEN COURT
HYTHE QUAY



Garden Court is located close to both the city and the University, and comprises of one two bedroom shared apartment, and two independent one bedroom studio apartments.

The apartments have been specifically designed with student living and convenience at the heart of the concept, featuring study areas, plenty of storage and of course, high speed WiFi and smart TVs.

All bills are included at all of our accommodations.

The property, together with nearby Garden House, is a part of our Hythe Quay development and has secure bicycle storage, security lighting, CCTV and a Ring doorbell on the main entrance.

The site is walking distance to the university, 8 minutes from Tesco superstore and 5 minutes from Hythe Train Station. The local development team are nearby to provide quick response support and assistance.

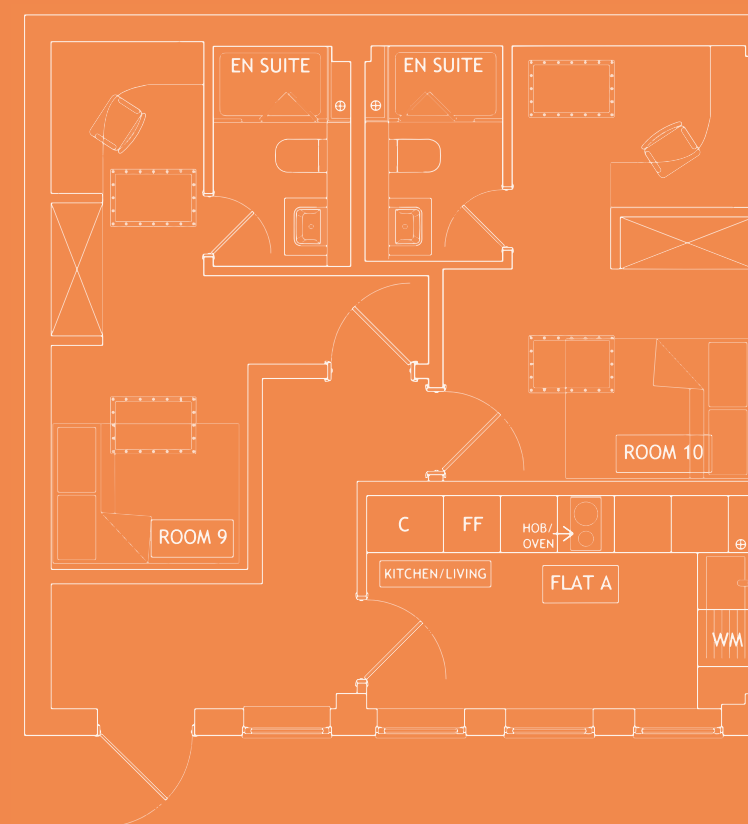


**Apartment A
Garden Court
Hythe Quay
2 Bed Ground Floor Flat**

Situated in a single storey building, Flat A boasts a newly fitted kitchen with full height fridge freezer, washing machine and single oven with induction hob. There is also a smart TV and dining space. Both bedrooms are fitted with skylights that have rain sensors and black out blinds.

Rooms are also fitted with bespoke wardrobes, desks with overhead and drawer storage, and spacious ensuite bathrooms. Full spec can be found after Apartment C.

Price PCM £1400 (2 bed)



Flat A Floor Plan



**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment B
Garden House
Hythe Quay
Ground Floor Flat**

Situated on the ground floor, Flat B opens into an open plan living space, with a large desk with storage and double rail wardrobe with shelves.

In the centre of the room, a spacious double bed with bedside cabinets a wall mounted television. At the other end of the apartment, an ensuite with a large shower and demister pad mirror, and a long kitchen run with washing machine and combi oven & hob. Full spec can be found after Apartment C.

Price PCM £890



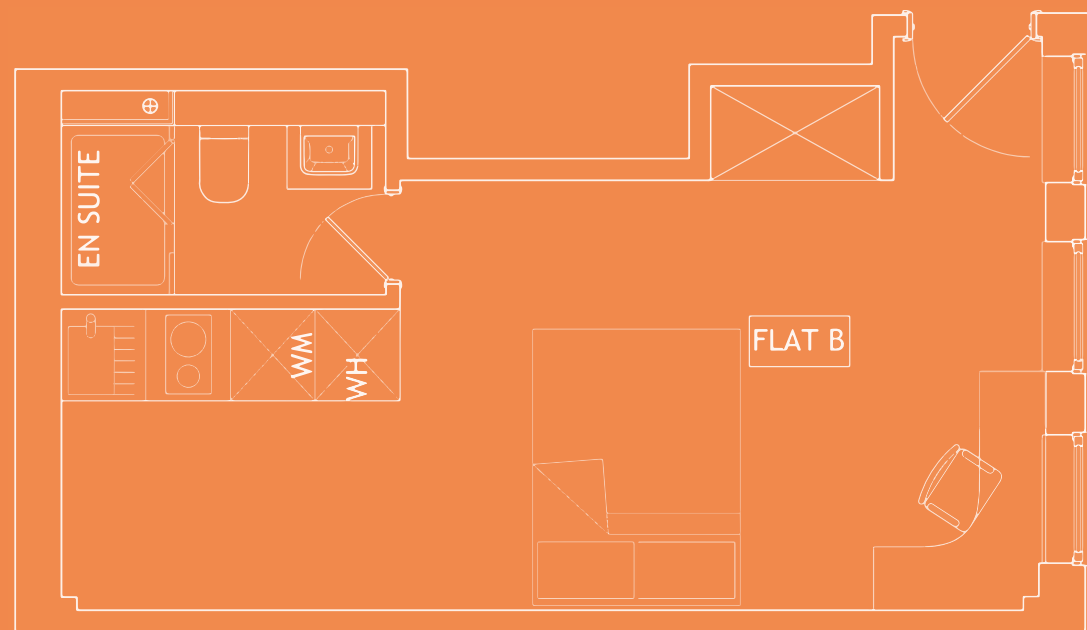
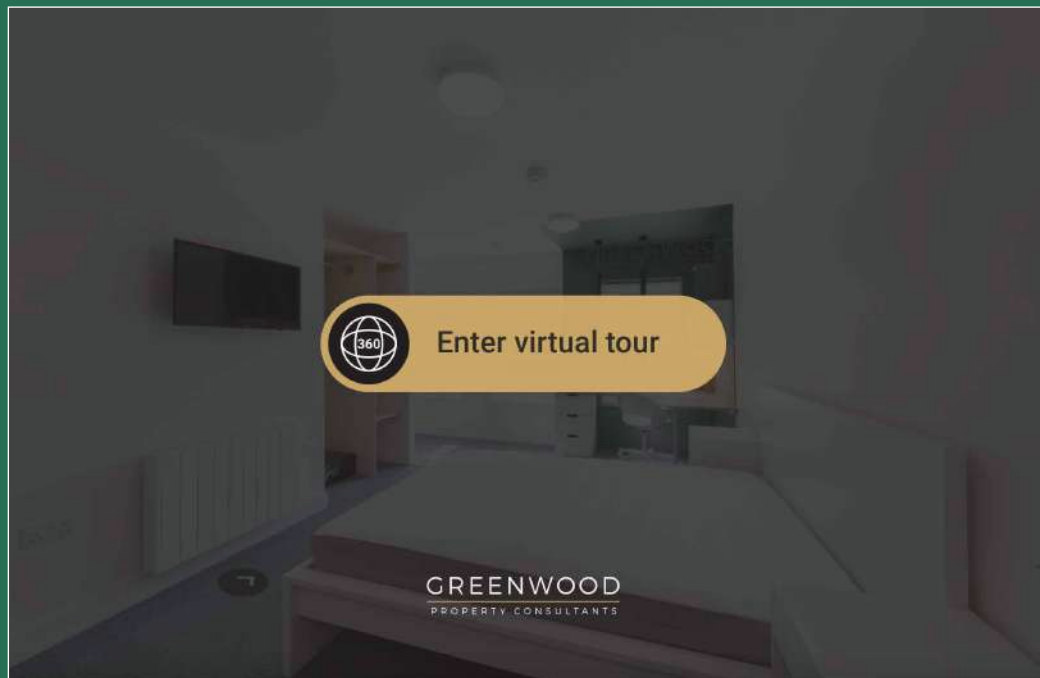
**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment C
Garden House
Hythe Quay
Ground Floor Flat**

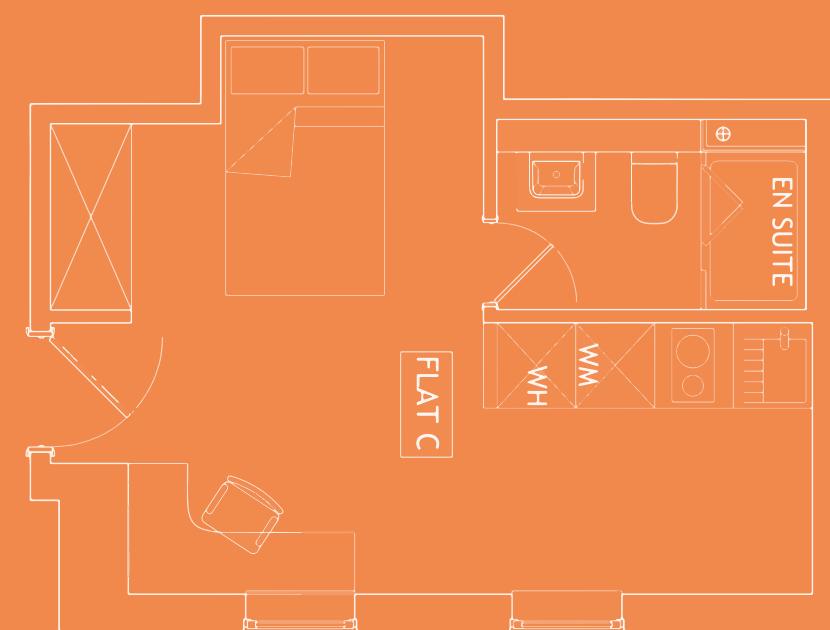
Situated on the ground floor, Flat C opens into an open plan space with full spec kitchen, built in study desk, with plenty of natural light and storage, a large wardrobe and cosy bedroom area.

At the other end of the apartment, a spacious ensuite with a large shower tray and demister pad mirror. Full spec can be found after Apartment C.

Price PCM £870



Flat B Floor Plan



Flat C Floor Plan

Accommodation Description

All rooms come with specifically designed study spaces with ample storage and desk space.

Each room has a fully equipped kitchen, a spacious bathroom and a comfortable bedroom with plenty of storage.

All bills included.

Specifications

Kitchens are locally sourced and fully equipped with

- Fridge freezer
- Sink and drainer with tap
- 30L combination microwave, oven and grill
- HobSafe timer directly connected to the hob automatically switches it off after 15 minutes.
- Induction hob
- 8kg washing machine
- Wall cabinets
- Kettle
- Toaster
- Fire blankets

Bathrooms are spacious and equipped with

- Large shower
- Demister mirror with shaver socket
- Vanity units

Cost effective and efficient heating with

Temperature, cost and consumption control

All tenants receive **high speed WiFi** with personal IP address, and ethernet connection located at the desk, satellite **smart TVs**, ample storage space and creatively designed rooms.

Wardrobes have two rails with large cubbyholes and a **keypad safe**.

Every room has its own smart TV with connection to terrestrial TV and numerous **streaming facilities**.

Each apartment has its own **front door access** & roller ball latches with key access to the apartment entrance door, making it **impossible to lock yourself out** of your room.

Garden Court has **secure bicycle storage**, security lighting and an intercom on the main entrance.



HYTHE HOUSE

NAUGHT CLOSE

GREENWOOD
PROPERTY CONSULTANTS



**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 1
Hythe House
Hythe Hill
Ground Floor Flat**

Situated on the ground floor, the entrance door opens into a lobby area with spacious wardrobe, followed by another door leading to the main apartment.

To the left, a generous kitchen run leading onto the bathroom. Straight ahead, a large bespoke study area with studying lighting, as well as overhead and under desk storage. The other side of the desk, a cosy bedroom area with chest of drawers, double bed and smart TV. Full spec can be found after Apartment 10.

Price PCM £800



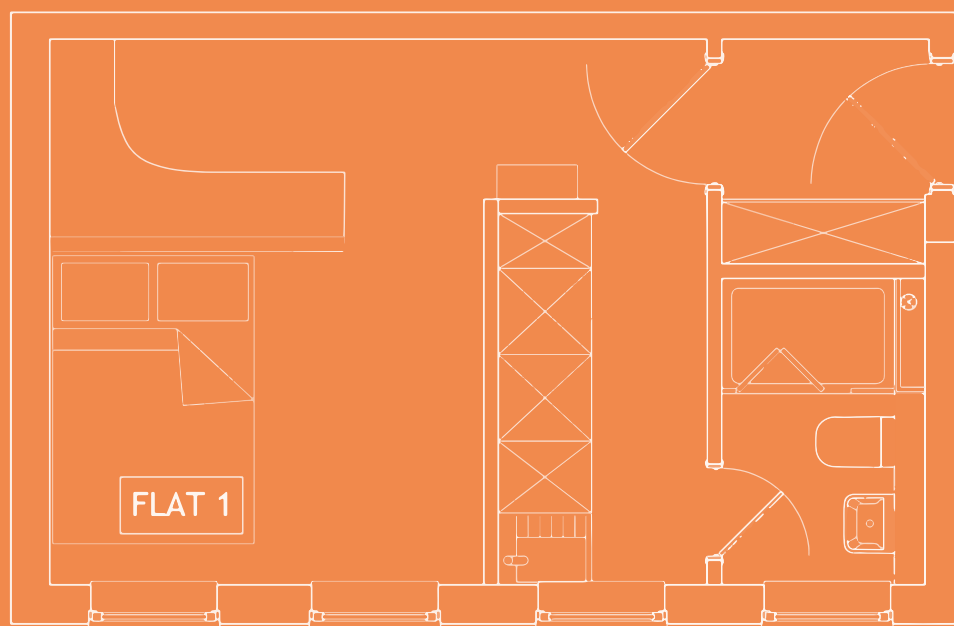
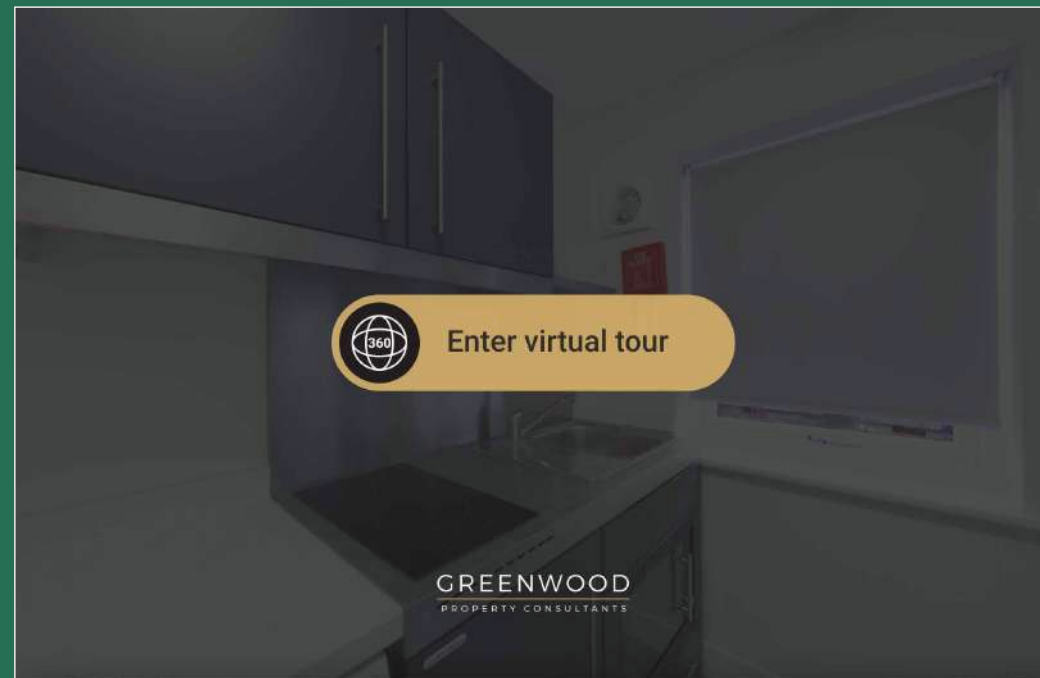
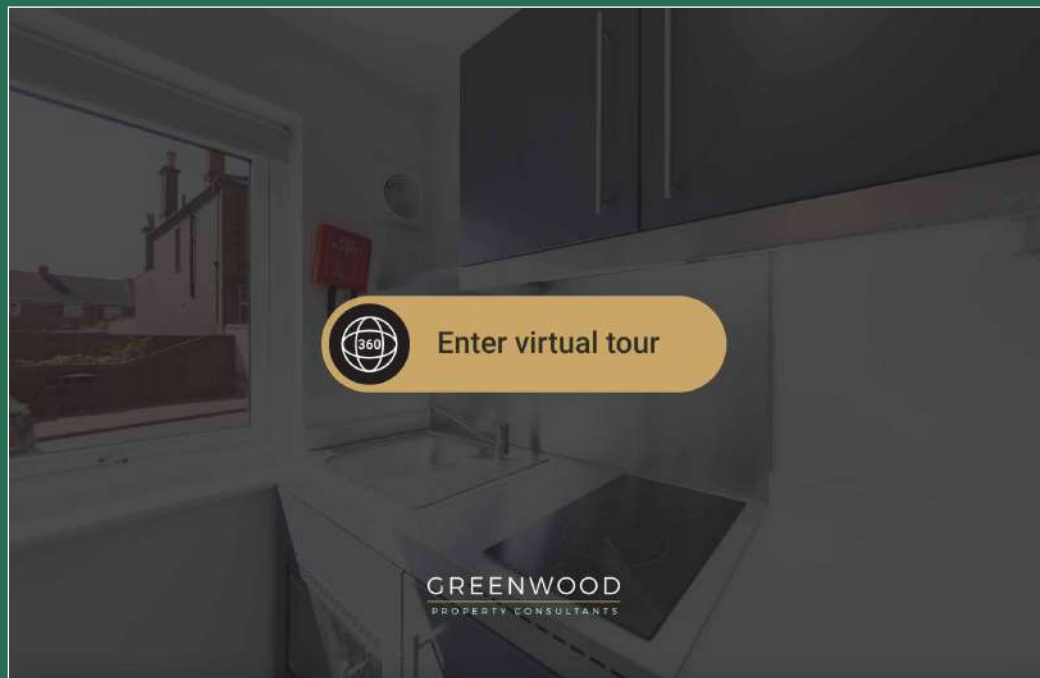
**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 2
Hythe House
Hythe Hill
Ground Floor Flat**

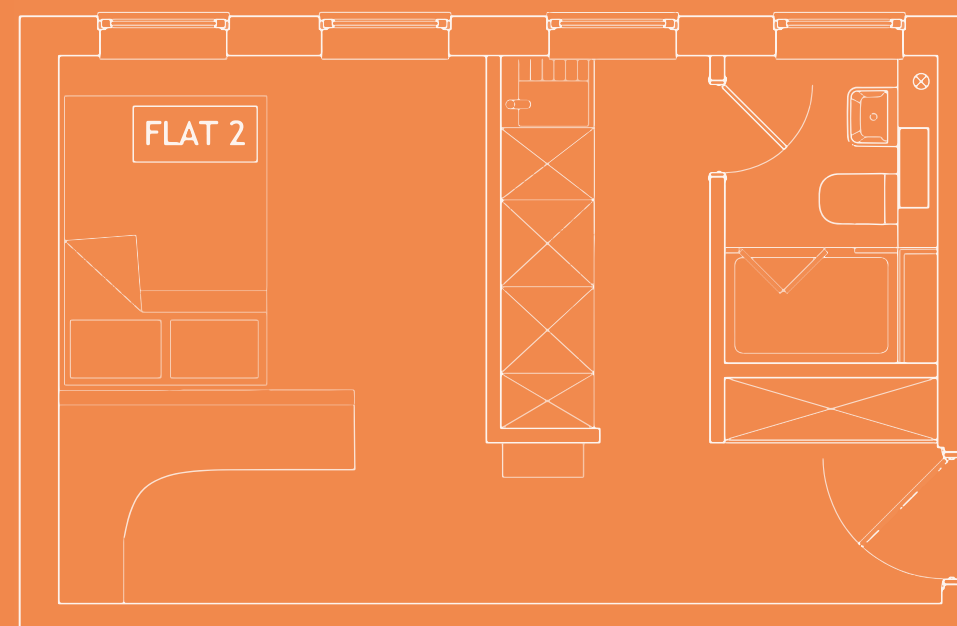
Situated on the ground floor, the entrance door opens into the main corridor with spacious wardrobe situated to the right.

To the right, a generous kitchen run leading onto the bathroom. Straight ahead, a large bespoke study area with studying lighting, as well as overhead and under desk storage. The other side of the desk, a cosy bedroom area with chest of drawers, double bed and smart TV. Full spec can be found after Apartment 10.

Price PCM £800



Flat 1 Floor Plan



Flat 2 Floor Plan



**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 3
Hythe House
Hythe Hill
First Floor Flat**

Situated on the first floor, the entrance door opens into a lobby area with spacious wardrobe to the right.

To the left, a generous kitchen run leading onto the bathroom. Straight ahead, a large bespoke study area with studying lighting, as well as overhead and under desk storage. The other side of the desk, a cosy bedroom area with chest of drawers, double bed and smart TV. Full spec can be found after Apartment 10.

Price PCM £800



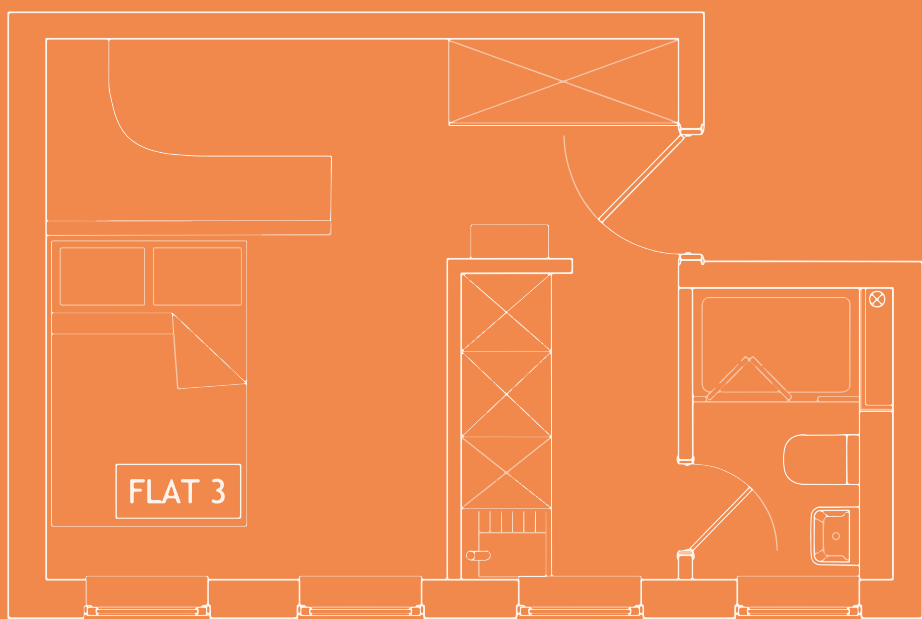
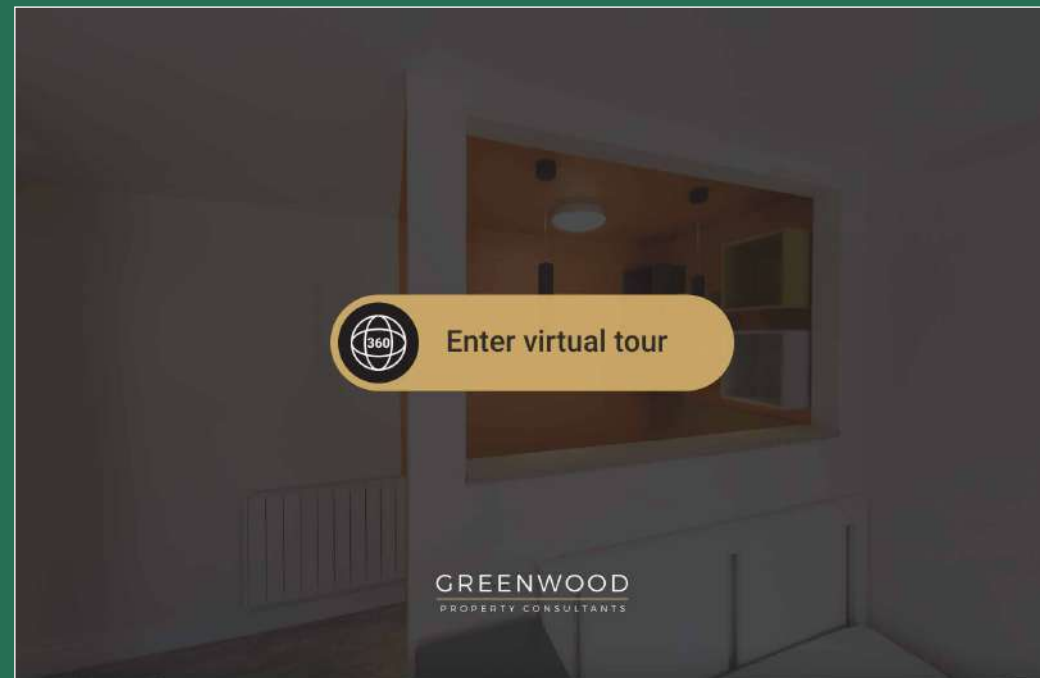
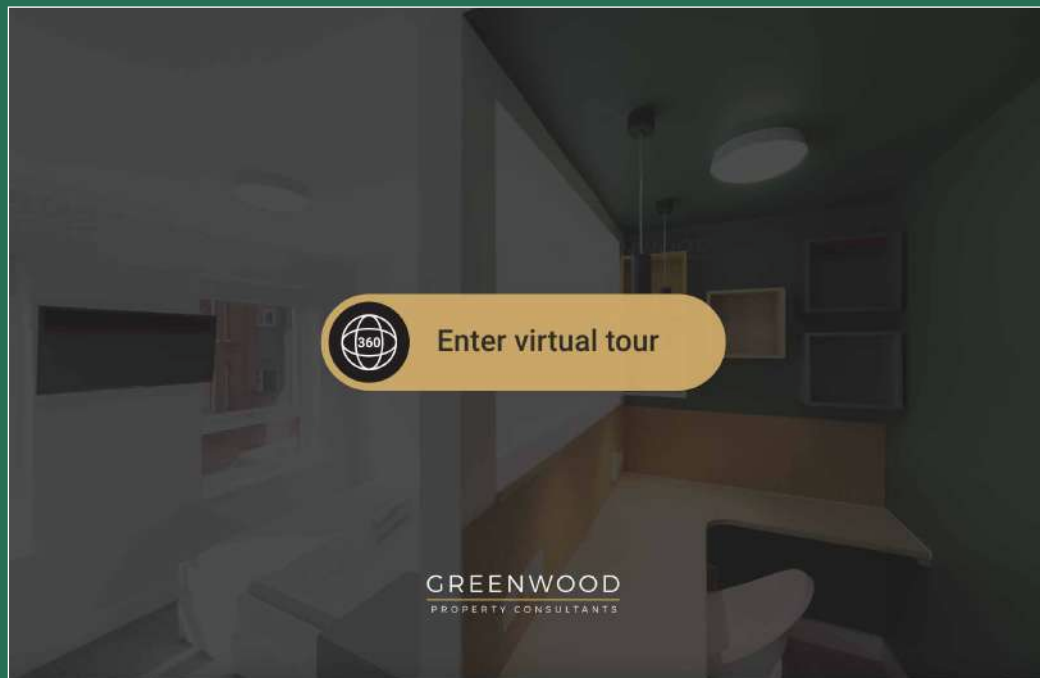
**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 4
Hythe House
Hythe Hill
First Floor Flat**

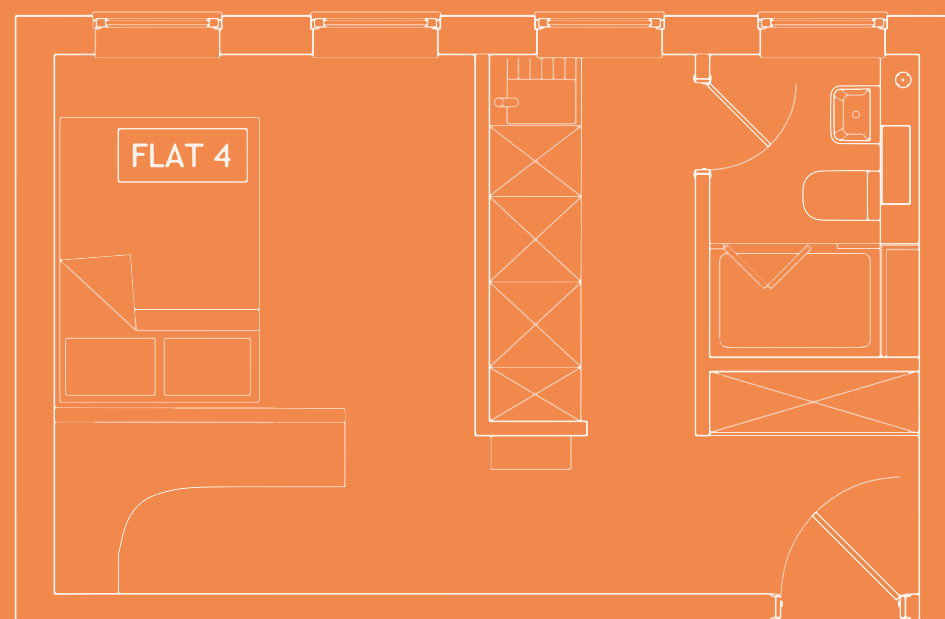
Situated on the first floor, the entrance door opens into a lobby area with spacious wardrobe to the right.

To the right, a generous kitchen run leading onto the bathroom. Straight ahead, a large bespoke study area with studying lighting, as well as overhead and under desk storage. The other side of the desk, a cosy bedroom area with chest of drawers, double bed and smart TV. Full spec can be found after Apartment 10.

Price PCM £820



Flat 3 Floor Plan



Flat 4 Floor Plan



**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 5
Hythe House
Hythe Hill
First Floor Flat**

Situated on the first floor, Flat 5 opens into an open plan space with full spec kitchen, built in study desk, with plenty of natural light and storage, a large wardrobe and cosy bedroom area.

Near the flat entrance door, a spacious ensuite with a large shower tray and demister pad mirror. Full spec can be found after Apartment 10.

Price PCM £780



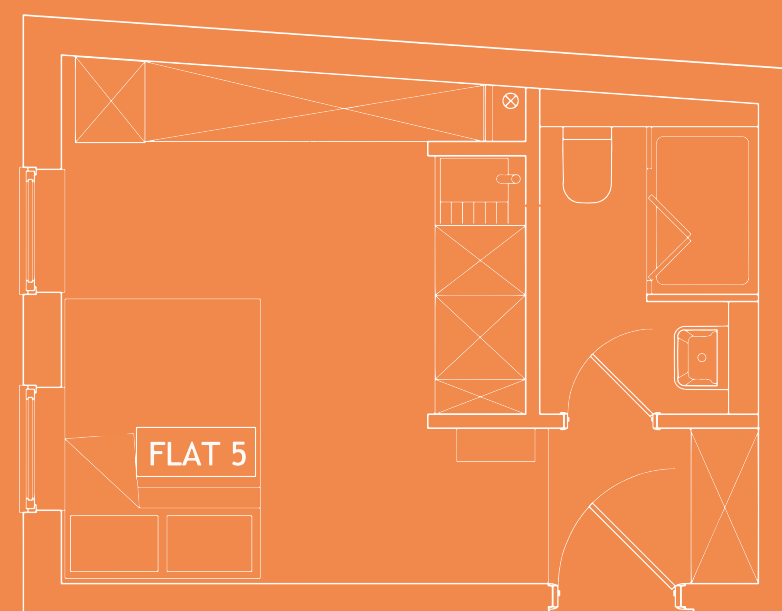
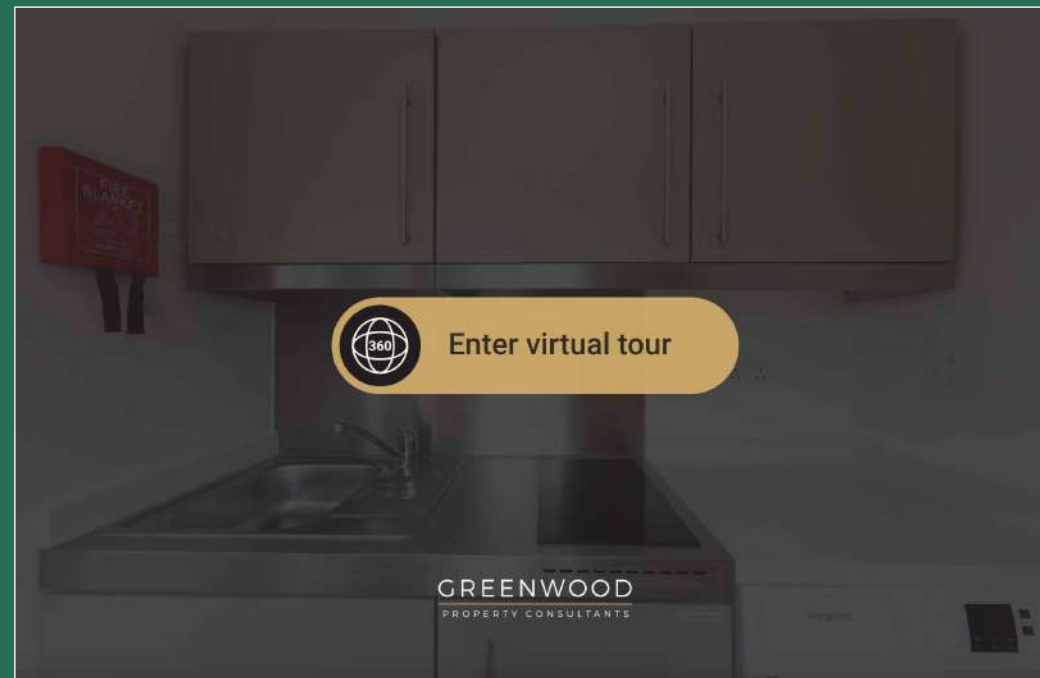
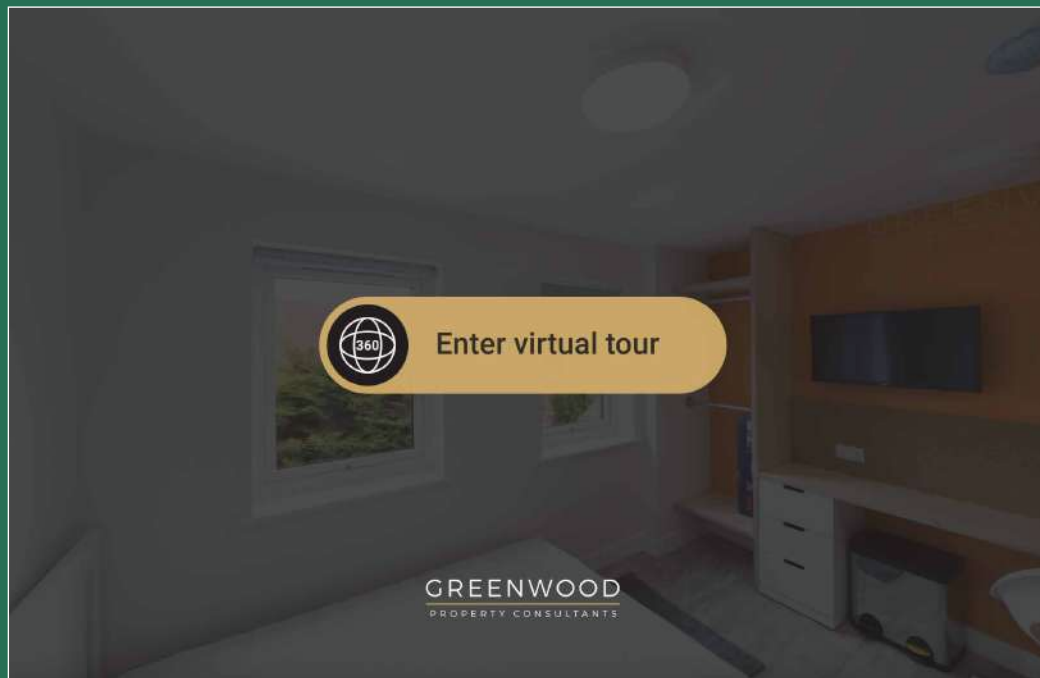
**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 6
Hythe House
Hythe Hill
First Floor Flat**

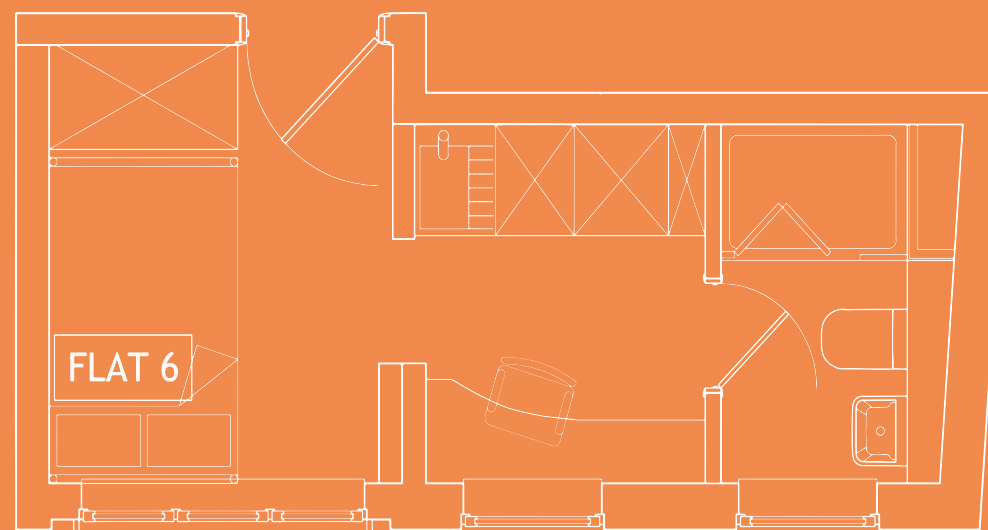
Situated on the first floor, Flat 6 opens into a cosy bedroom area with wardrobe. An open plan space follows with full spec kitchen, built in study desk, with plenty of natural light and storage.

Past the kitchen and study area, a spacious ensuite with a large shower tray and demister pad mirror. Full spec can be found after Apartment 10.

Price PCM £750



Flat 5 Floor Plan



Flat 6 Floor Plan



**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 7
Hythe House
Hythe Hill
Second Floor Flat**

Situated on the second floor, the entrance door opens into a lobby area with spacious wardrobe to the left.

Straight ahead, a large bespoke study area with studying lighting, as well as overhead and under desk storage. The other side of the desk, a cosy bedroom area with chest of drawers, double bed and smart TV. Following the room around the corner leads to a full spec kitchen and ensuite bathroom. Full spec can be found after Apartment 10.

Price PCM £800



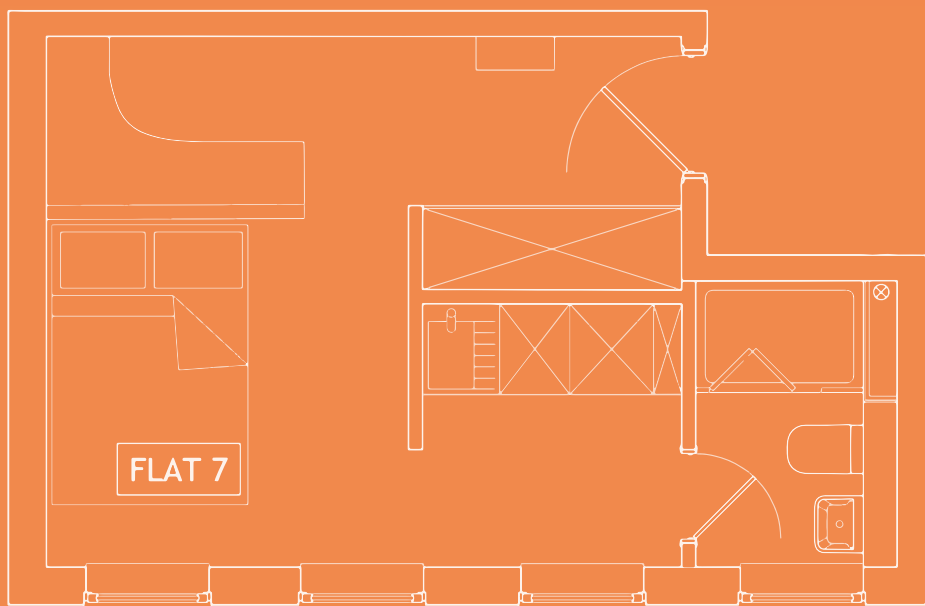
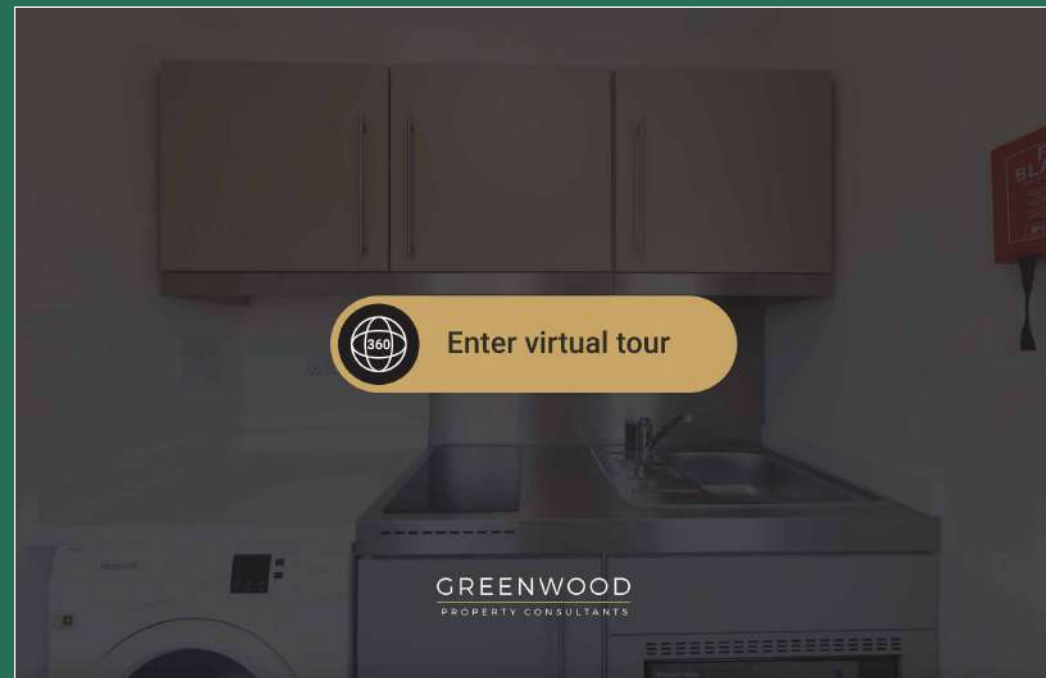
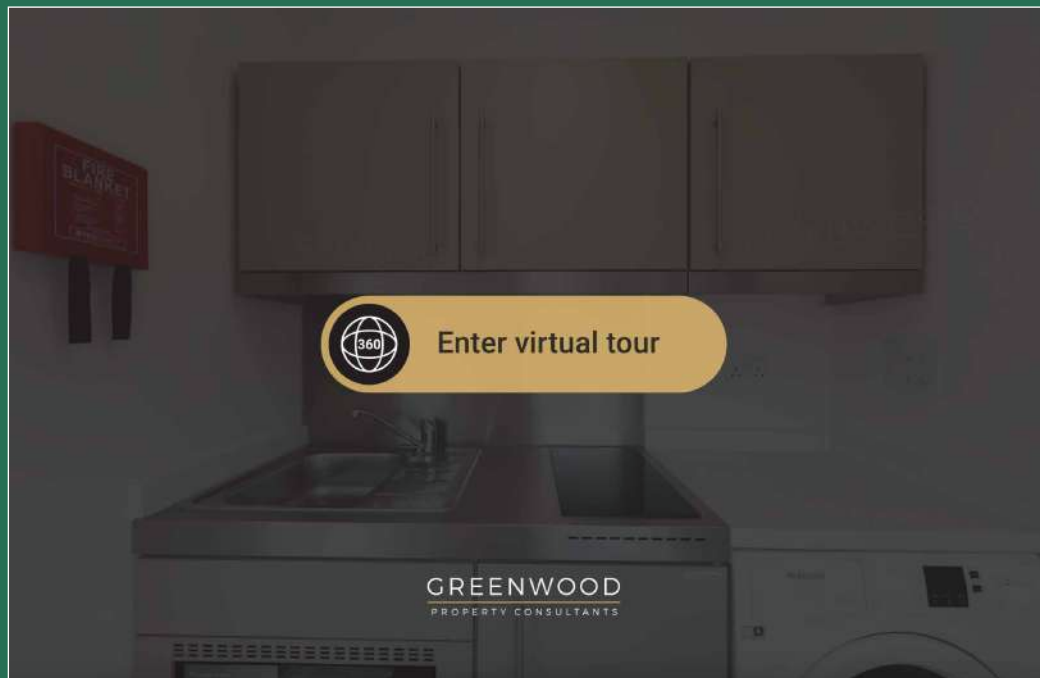
**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 8
Hythe House
Hythe Hill
Second Floor Flat**

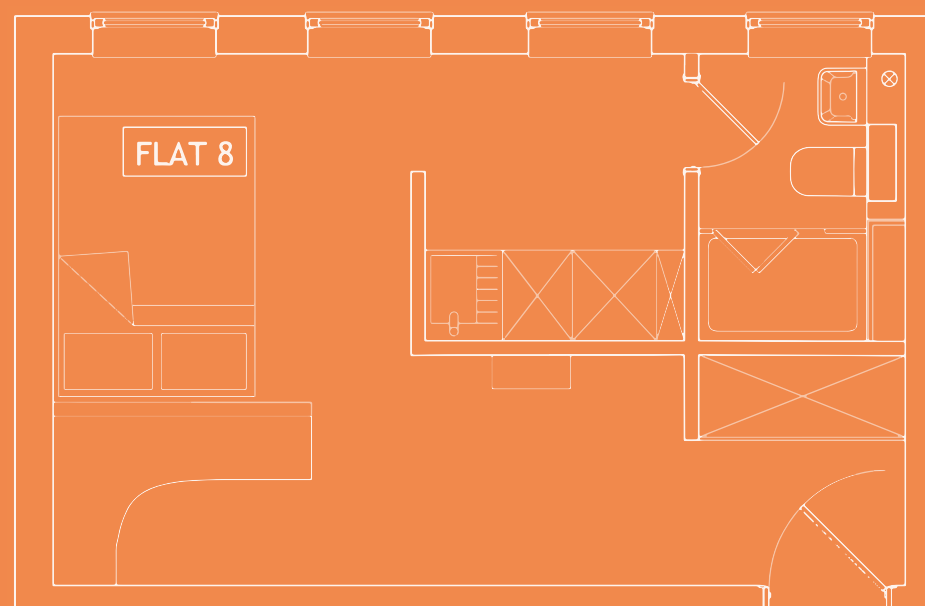
Situated on the second floor, the entrance door opens into a lobby area with spacious wardrobe directly in front.

Straight ahead, a large bespoke study area with studying lighting, as well as overhead and under desk storage. The other side of the desk, a cosy bedroom area with chest of drawers, double bed and smart TV. Following the room around the corner leads to a full spec kitchen and ensuite bathroom. Full spec can be found after Apartment 10.

Price PCM £800



Flat 7 Floor Plan



Flat 8 Floor Plan



**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 9
Hythe House
Hythe Hill
Second Floor Flat**

Situated on the first floor, Flat 9 opens into an open plan space with full spec kitchen, built in study desk, with plenty of natural light and storage, a large wardrobe and cosy bedroom area.

Near the flat entrance door, a spacious ensuite with a large shower tray and demister pad mirror. Full spec can be found after Apartment 10.

Price PCM £780



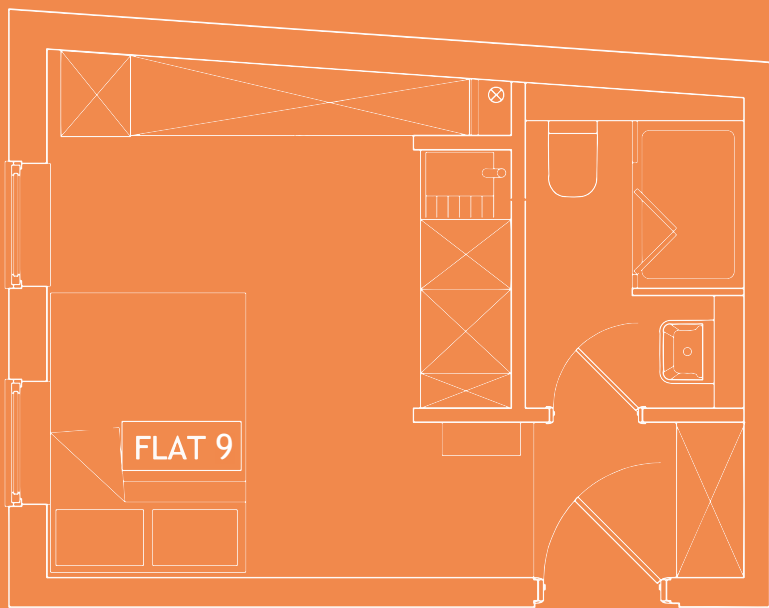
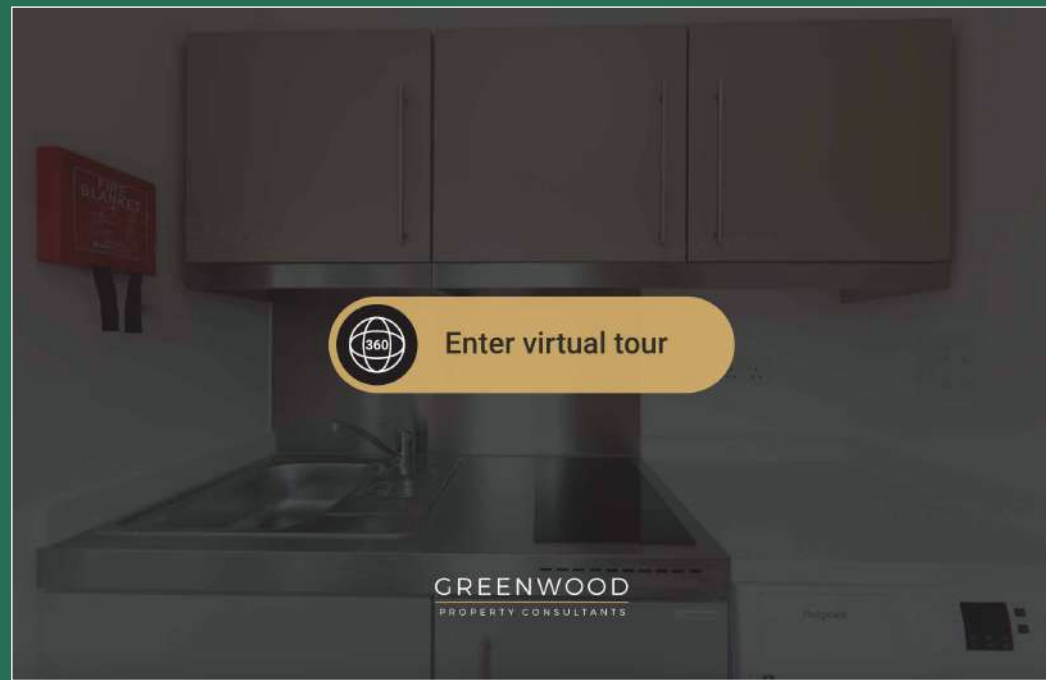
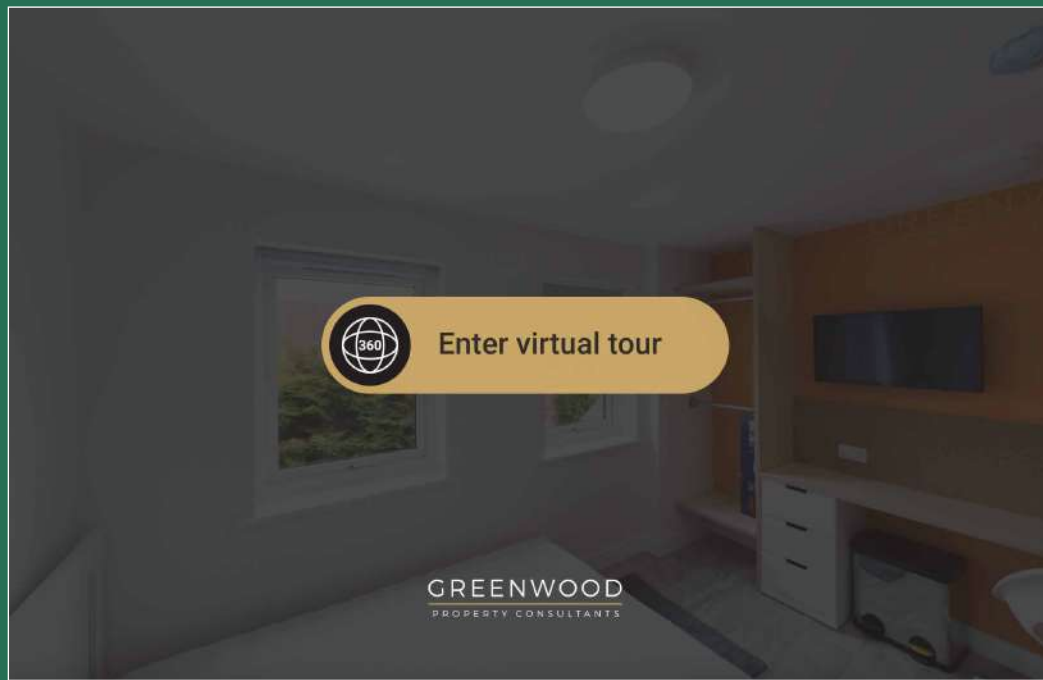
**BALKERNE GATE
PROPERTIES
LIMITED**

**Apartment 10
Hythe House
Hythe Hill
Second Floor Flat**

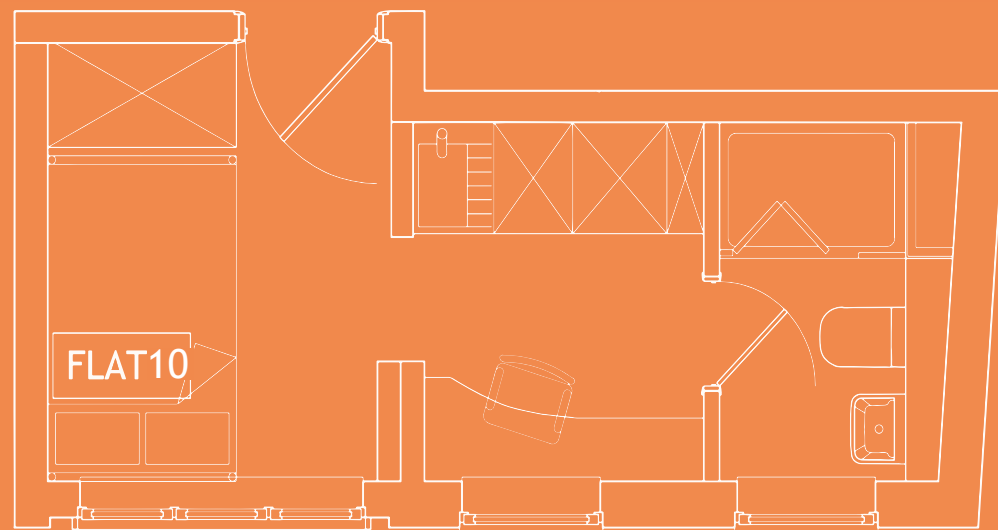
Situated on the first floor, Flat 6 opens into a cosy bedroom area with wardrobe. An open plan space follows with full spec kitchen, built in study desk, with plenty of natural light and storage.

Past the kitchen and study area, a spacious ensuite with a large shower tray and demister pad mirror. Full spec can be found after Apartment 10.

Price PCM £750



Flat 9 Floor Plan



Flat 10 Floor Plan

Accommodation Description

All rooms come with specifically designed study spaces with ample storage and desk space.

Each room has a fully equipped kitchen, a spacious bathroom and a comfortable bedroom with plenty of storage.

All bills included.

Specifications

Kitchens are locally sourced and fully equipped with

- Fridge freezer
- Sink and drainer with tap
- 30L combination microwave, oven and grill
- HobSafe timer directly connected to the hob automatically switches it off after 15 minutes.
- Induction hob
- 8kg washing machine
- Wall cabinets
- Kettle
- Toaster
- Fire blankets

Bathrooms are spacious and equipped with

- Large shower
- Demister mirror with shaver socket
- Vanity units

Cost effective and efficient heating with

Temperature, cost and consumption control. Rointe Belize WiFi radiators with smartphone control

All tenants receive **high speed WiFi** with personal IP address, and ethernet connection located at the desk, satellite **smart TVs**, ample storage space and creatively designed rooms.

Wardrobes have two rails with large cubbyholes and a **keypad safe**.

Every room has its own smart TV with connection to terrestrial TV and numerous **streaming facilities**.

Each apartment has its own **front door access** & roller ball latches with key access to the apartment entrance door, making it **impossible to lock yourself out** of your room.

Hythe House has **secure bicycle storage**, security lighting and an intercom on the main entrance.

We proudly work with local agent Greenwood Properties.

We have chosen Greenwood Properties Ltd as our local agent because we consider them highly professional and organised. You will feel safe that your money is protected, and your paperwork is correct and legally compliant. They have been awarded the British Property Awards Gold Winner for Lettings in CO2 and CO3 and have in excess of 150 5 Star Google Reviews. They're great to work with and ensure a smooth process for each new tenancy.

GREENWOOD
PROPERTY CONSULTANTS



01206 616820

info@greenwoodpc.co.uk

[greenwoodpc.co.uk](https://www.greenwoodpc.co.uk)

Student Testimonials

What our student enjoy most about
their flats...

"Privacy"

"Having my own space"

"How close it is to the university"

"The location is great. Well furnished"

"Kitchen, bedroom and study area"

We look forward to meeting you.

