

oakheart

£170,000

Guide Price

Turner Road, Colchester



Guide Price: £170,000 - £180,000.

Attention investors, being sold with tenants in situ this property makes for a perfect investment with a rental yield of circa 7.5%.

A modern and well-presented two-bedroom first-floor apartment located within close proximity to Colchester's mainline station. This apartment benefits from having an open plan living accommodation with the benefit of a private balcony, master

bedroom with en suite and allocated parking.

Entrance to the property is gained via a communal entrance with lift access to the first floor. A private entrance door then leads through to a hallway which gives access to the open-plan kitchen/lounge. The kitchen area has a range of integrated appliances to include a dishwasher, washer/dryer and fridge/freezer. Leading from the lounge is the private balcony. There are two bedrooms with the master benefiting from an en

suite shower room. The second bedroom would make a generous single or a smaller double. There is also a modern family bathroom.

Externally, the apartment provides a balcony and an allocated parking space, with the bonus of a visitor's parking space. Call Oakheart Property today for further information!





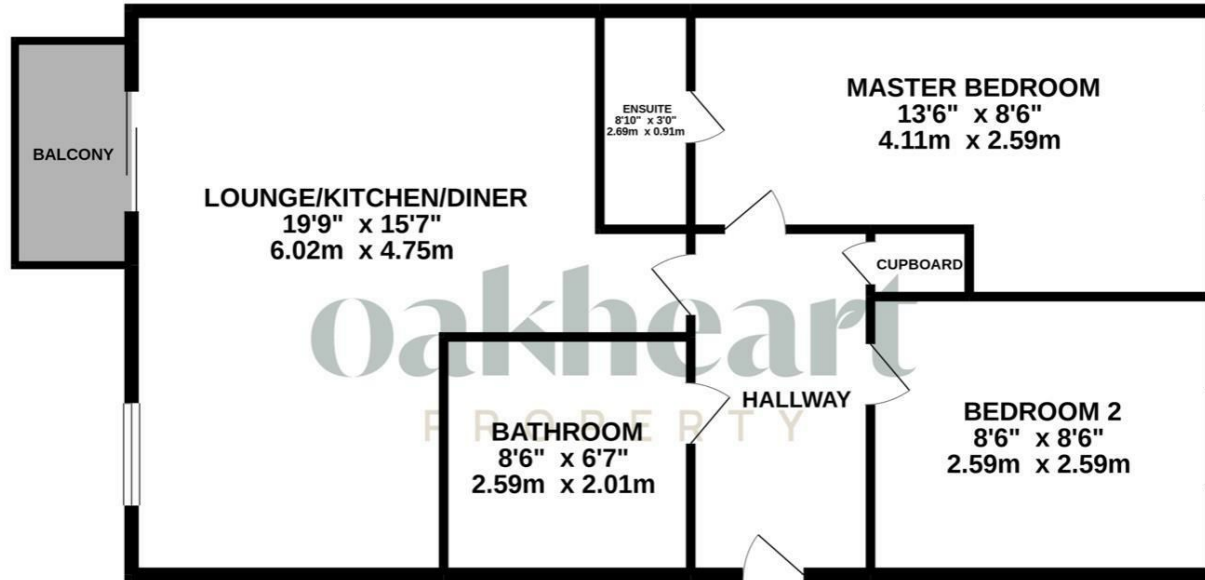








## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:**  
Colchester

**Tenure:**  
Leasehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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