

oakheart

£160,000

Guide Price  
Caelum Drive, Colchester





Guide Price: £160,000 - £170,000.

Situated in one of the most popular rental locations in Colchester, this stunning apartment not only benefits from river views but has been maintained to a high standard by the current tenants. Locationally you couldn't be more well placed with the Hythe Train Station having links to London Liverpool Street, a large Tesco superstore and Essex University all within easy

reach. The property has tenants already in situ, which makes for an ideal investment opportunity with minimal stress.

Internally, a lift provides access to the property itself where a front door leads to the entrance hall and in turn all of the accommodation on offer. A main open plan lounge/kitchen area makes up almost half of the accommodation and offers a great space to relax &

entertain. From the entrance hall, you can also access the master bedroom, second bedroom and family bathroom. The master bedroom also benefits from an en-suite shower room as well as built in storage.

Externally, there is allocated parking which is designated for the property.

Please call Oakheart Property to arrange an internal viewing.







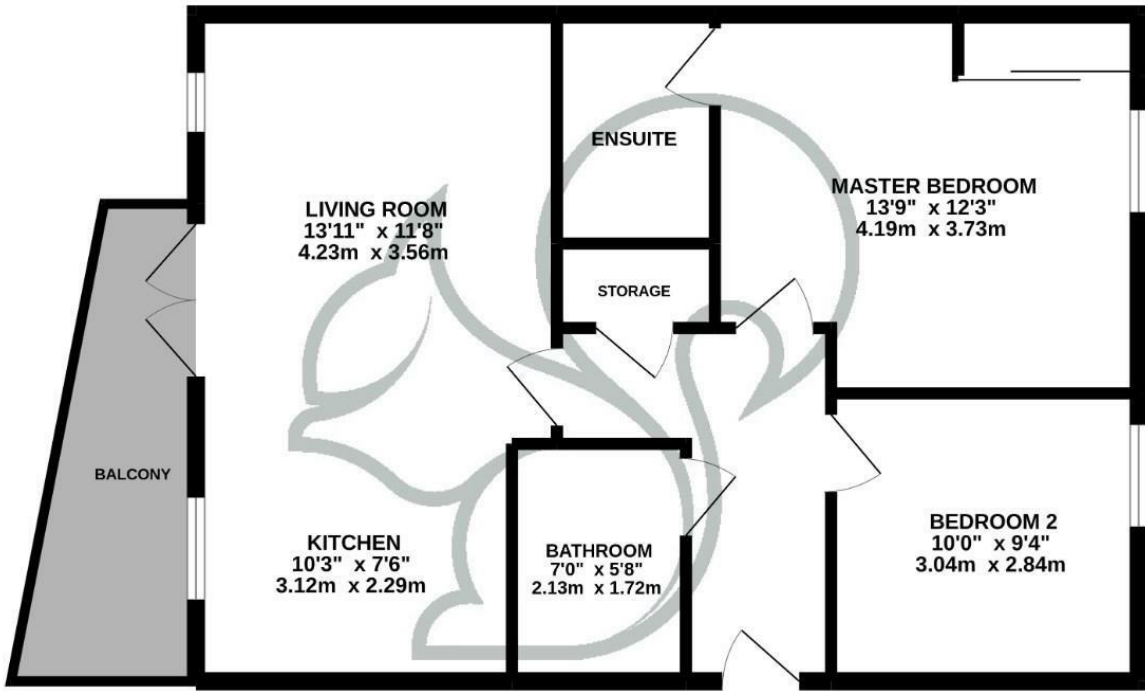








GROUND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 sq.m.) approx.  
 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:  
  
 Tenure:  
Leasehold  
  
 Council Tax Band:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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.