



oakheart

£160,000

Duoro Mews, Colchester



\*Investment Opportunity - Tenant in Situ Until August 2026\*

An attractive and spacious top-floor apartment, currently let to a tenant in situ until August 2026, achieving £1,100 pcm, offering immediate rental income for investors.

Situated in a popular residential area within easy reach of

local shops, amenities, and the city centre, the property is well-presented throughout and offers modern, low-maintenance living.

The accommodation comprises a generous open-plan lounge/diner with a contemporary fitted kitchen (including some integrated appliances), two well-proportioned double bedrooms—one with an ensuite shower room—and

a stylish family bathroom with a three-piece white suite and handheld shower over the bath. Externally, the property benefits from allocated parking for one vehicle.

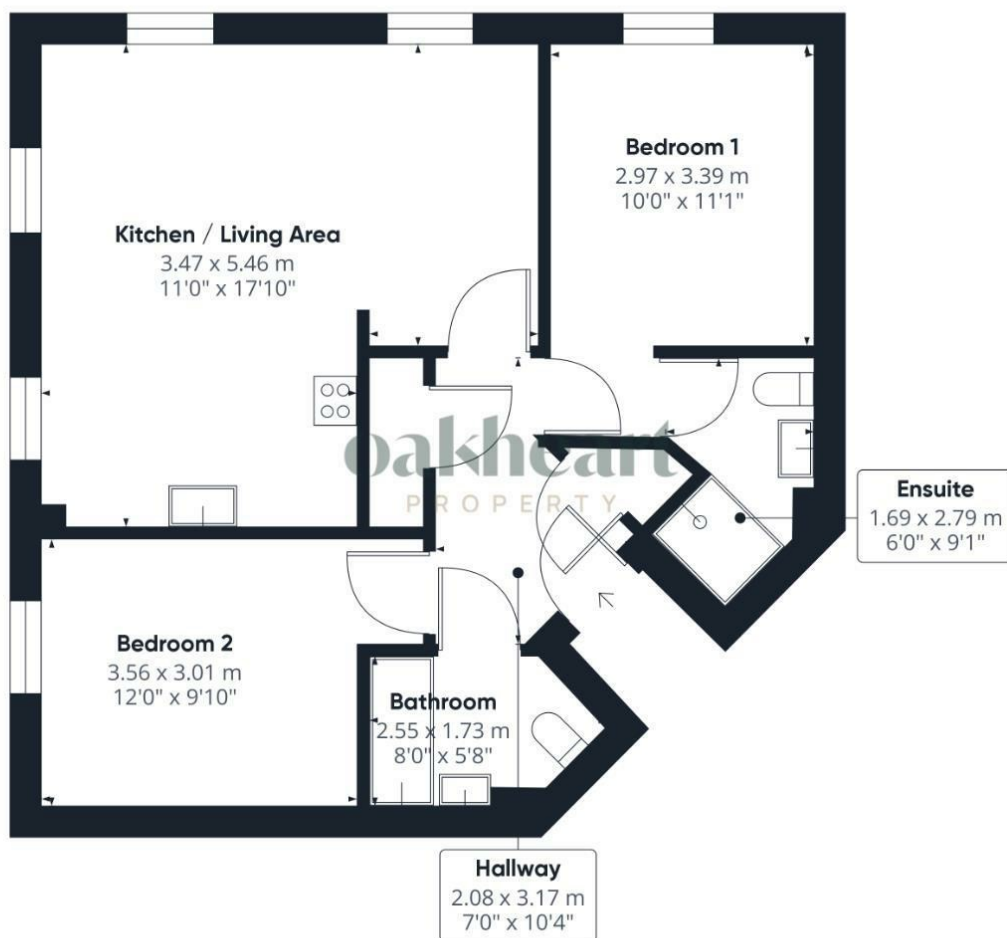












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Approximate total area<sup>1)</sup>  
62.99 m<sup>2</sup>  
678.02 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:  
£1639

Tenure:  
Leasehold

Council Tax Band:  
B

### 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>                            | 74                                                                                                           | 76        |
| (55-68) <b>D</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.

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