



Buffett Way, Colchester, CO4 3YL

welcome to

Buffett Way, Colchester

This ***THREE BEDROOM TOP FLOOR APARTMENT*** provides ***GENEROUS ACCOMMODATION*** and is currently providing a ***GROSS RENTAL INCOME OF £16,200 PER ANNUM (£1350 PCM)***. Situated in a residential area the property is convenient for the ***UNIVERSITY OF ESSEX***, various local shops.



Entrance

The property is entered via the security entry door to the COMMUNAL HALLWAY, stairs to the second floor and a door leading to:

Entrance Hall

Built-in storage cupboard, built-in cupboard (housing the water tank), radiator, wall-mounted security entry-phone receiver and doors leading to;

Bedroom One

12' 6" x 12' 2" max (3.81m x 3.71m max)
Double glazed window to the rear aspect, electric heater and laminate flooring.

Bedroom Two

14' 2" x 8' 8" (4.32m x 2.64m)
Double glazed window to the rear aspect, radiator and laminate flooring.

Bedroom Three

12' 6" x 9' 10" (3.81m x 3.00m)
Double glazed window to the front aspect, built-in wardrobe, electric heater and laminate flooring.

Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath, wall-mounted Triton electric shower with adjustable shower head, wash hand basin, wall-mounted Dimplex electric heater and part tiled walls.

Separate Wc

Obscure double glazed window to the front aspect and a low level WC.

Lounge / Dining Room

14' 2" x 6' 6" (4.32m x 1.98m)
Radiator, laminate flooring and open access to:

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)
Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, wall-mounted boiler and laminate flooring.

Agents Note

The property has interlinked smoke and fire detectors and fire doors throughout with emergency lighting.



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- Three Bedrooms
- Second Floor Apartment
- Student Tenants in Situ
- Gross Rental Income £16,200 PA
- Private Rear Garden

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108616 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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