



1 Caelum Drive

Colchester, CO2 8FN

Guide Price £170,000

*** GUIDE PRICE OF £170,000 - £180,000 ***

** INVESTMENT ONLY **

A recently refurbished two bedroom ground floor apartment situated within easy reach of the University of Essex and Hythe Railway Station. You will find two bathrooms, two outside patios and an open plan living area. The property is currently let for £1200pcm until May 2024 offering a yield of 7.5% - 8.2%. This apartment also benefits from a carport providing allocated parking for one car.



Property Features

- INVESTMENT PROPERTY
- EN SUITE TO MASTER
- RECENTLY REFURBISHED
- PATIO TERRACE
- TWO DOUBLE BEDROOMS
- CARPORT PARKING
- RENT OF £1200PCM
- GROUND FLOOR APARTMENT

Full Description

OVERVIEW

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ENTRANCE HALL

With door from communal entrance hall, built in cupboard, doors to:

OPEN PLAN LIVING ROOM/KITCHEN

20' 4 " x 13 ' 5" (6.2m x 4.09m) Sliding doors to the patio terrace, kitchen: fitted with a range of units and work surfaces with cupboards under. Integrated fridge/freezer and washing machine, built in four ring ceramic hob and electric oven, wall mounted cabinets.

BEDROOM ONE

11' 11" x 10' (3.63m x 3.05m) Sliding doors to the rear terrace, built in wardrobe.

ENSUITE

Comprising of a double shower cubicle, low level WC, hand basin.

BEDROOM TWO

11' 1" x 10' 0" (3.38m x 3.05m) Double glazed window to the rear.

BATHROOM

Modern suite comprising of panelled bath with centre taps, hand basin, low level WC, double glazed window to the side.

AGENTS NOTES

Currently let for £1200pcm until May 2024 on a 12 month contract.

Service Charge (£PA) £1,396

Ground Rent (£PA) £300

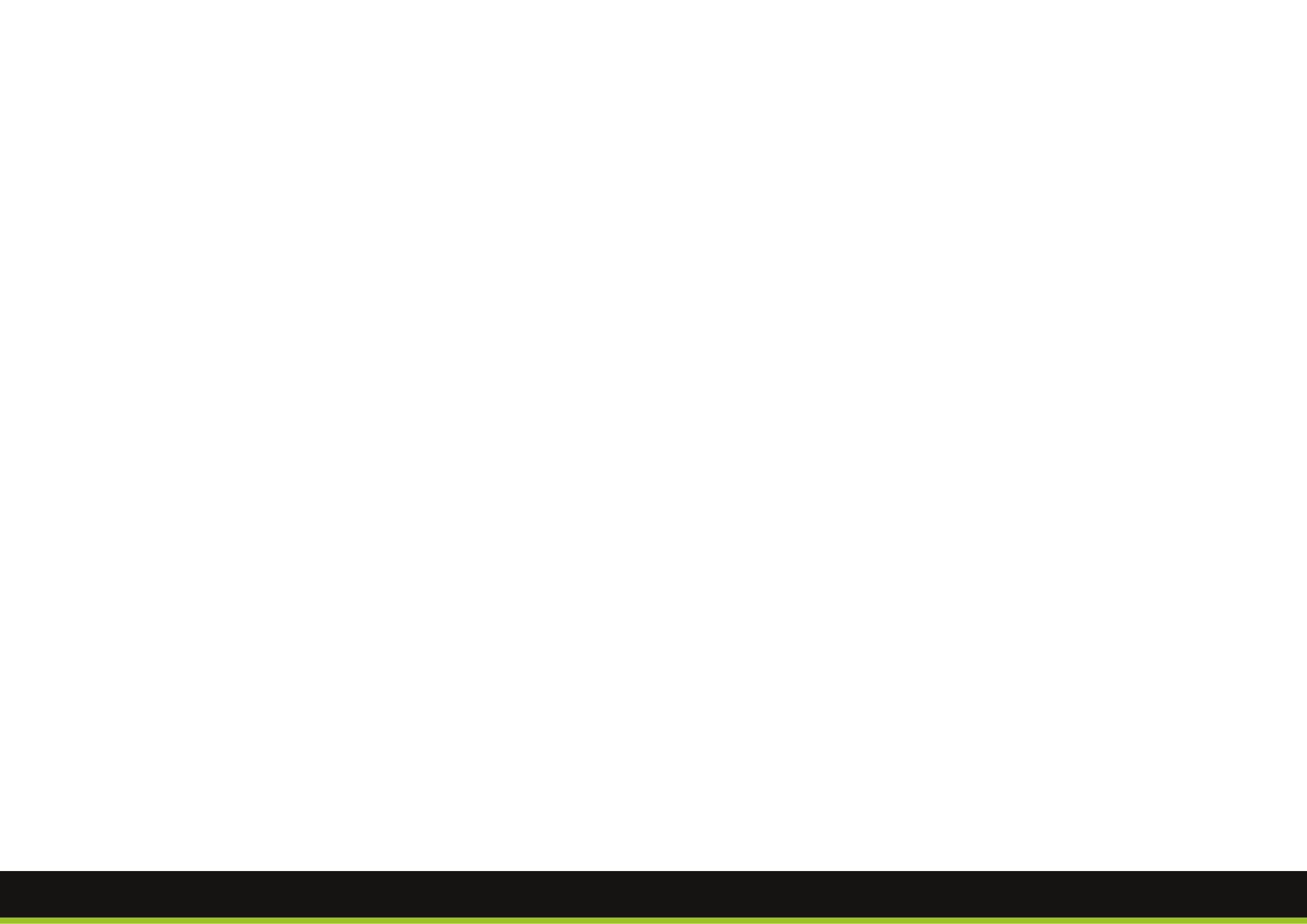
Leasehold (110 Years)

Council Tax Band - B

EPC rating - D

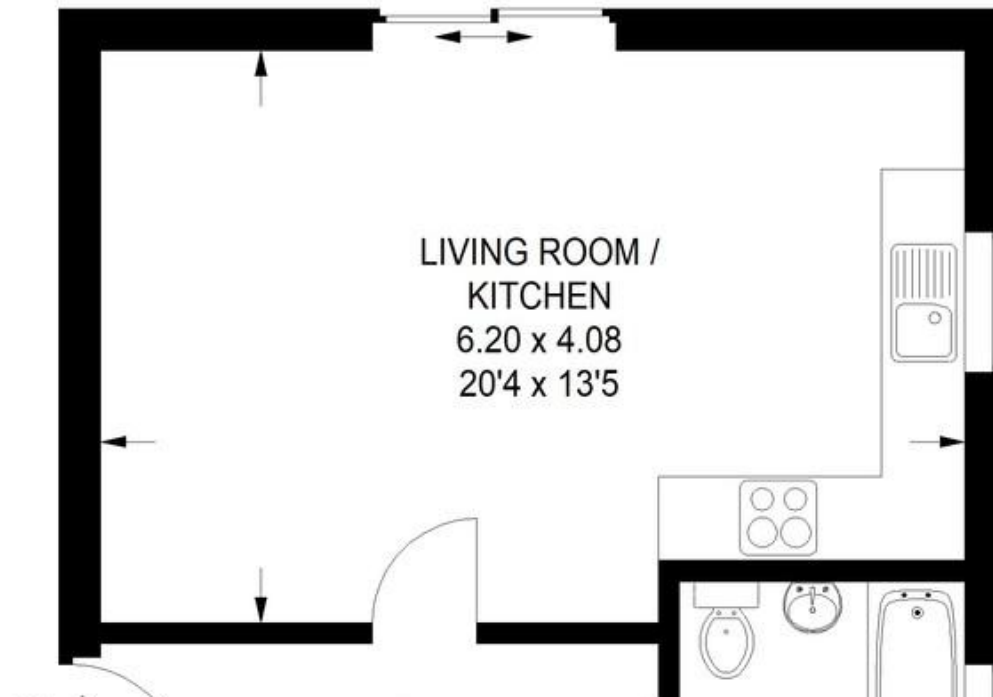
This property is currently let and managed by Jackson and





Caelum Drive

Approximate Gross Internal Area
62.4 sq m / 672 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements