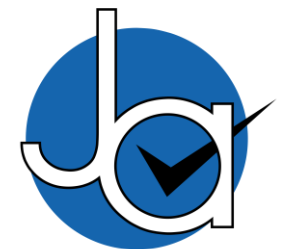




**bedroom  
Apartment  
located in  
Colchester.**

Guide Price  
**£150,000 - £175,000**

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**JOHN ALEXANDER**  
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**Heia Wharf  
Hawkins Road  
Colchester  
CO2 8XY**



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## FULL DESCRIPTION

### OVERVIEW

\*\*\* GUIDE PRICE OF £150,000 - £175,000 \*\*\*

Ideally located within easy reach of The University Of Essex is this two double bedroom apartment located on the fifth floor. The property is currently let on a short hold tenancy agreement achieving Â£1200pcm giving a gross annual yield of 8.2% to 9.6% depending on the guide price . The accommodation benefits from two bedrooms, the master has a personal en-suite and fitted wardrobes, open plan living area with a balcony overlooking the River Colne and allocated parking.

### Communal Entrance Hall

Stairs and lift to fourth floor.

### Personal Entrance Hall

Wood flooring, entry phone, electric heater, airing cupboard, double glazed window to rear.

### BATHROOM

White suite comprising of panelled bath with shower over, mixer taps and glass screen. Low level wc, wash basin, heated towel rail, part tiled walls, extractor fan, obscure double glazed window to rear.

### Master Bedroom 3.05m x 4.50m (10' x 14'9")

Double glazed window to front, electric heater, built in mirror sliding wardrobes.

### EN SUITE

Walk in shower, low level wc, wash basin, heated towel rail, part tiled walls, extractor fan.

### Bedroom 2 3.73m x 2.74m (12'3" x 9')

double glaze window facing the front, double glazed windows

### Open Plan Lounge/Diner/Kitchen 7.29m x 3.73m (23'11" x 12'3")

Lounge/Diner: Wooden floor, two electric heaters, double glazed sliding patio doors to front lead balcony overlooking river Colne.

Kitchen: Stainless steel one and a half bowl stainless steel sink unit with cupboards under, matching base and eye level units with roll top work surfaces. Built in oven, hob and chimney extractor hood. Integrated washer dryer, fridge and freezer. Double glazed window to rear.

### OUTSIDE

allocated parking





DIRECTIONS

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