



CAPSTAN PLACE, COLCHESTER, ESSEX, CO4

GUIDE PRICE £130,000





FIRST TIME BUYERS AND INVESTMENT LANDLORDS - Current tenants paying £900pcm in contract until January 2026, potential to increase the rent to £1,100pcm - £1,200pcm. Ideally located in a quiet cul-de-sac close to the university, this two-bedroom second floor apartment offers excellent accommodation with two double bedrooms, one bathroom and a spacious lounge/diner with separate kitchen. The property further benefits from having one allocated parking space.

COMMUNAL ENTRANCE

Secure communal entrance door into hallway. Stairs to first floor.

ENTRANCE HALLWAY

Secure entry unit/phone, radiator, fitted carpet and doors to bedroom one, bedroom two, bathroom and lounge/diner.

BEDROOM ONE

9' 8" x 9' 8" (2.95m x 2.95m) Double glazed window to rear, electric radiator, fitted carpet.



BEDROOM TWO

9' 8" x 8' 1" (2.95m x 2.46m) Double glazed window to rear, electric radiator, built in airing cupboard with hot water tank, fitted carpet.

BATHROOM

Bath with shower over, pedestal hand wash basin, low level WC, vinyl flooring.

LIVING AREA

21' 2" x 10' 9" (6.45m x 3.28m) plus door recess Double glazed windows to side and rear, electric radiators, fitted carpet.



KITCHEN

8' 0" x 7' 1" (2.44m x 2.16m) Double glazed window to front, matching eye level and base units with work surface over, 1 1/2 bowl inset stainless steel sink, fridge/freezer, oven with hob and extractor over, washer/dryer, vinyl flooring.

PARKING

Allocated parking for one vehicle.

Service charge is £2,257.00pa.

Ground rent is £450.00pa.

976 years left on the lease.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		