



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**

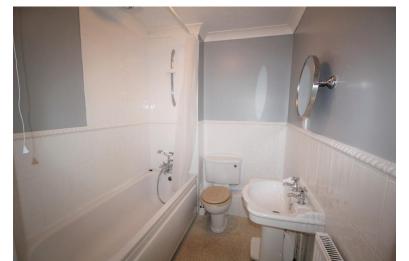
Secure entry unit/phone, radiator, fitted carpet and doors to bedroom one, bedroom two, bathroom and lounge/diner.

## **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"  $\times$  8' 1" (2.95m  $\times$  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"  $\times$  10' 9" (6.45m  $\times$  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.

