

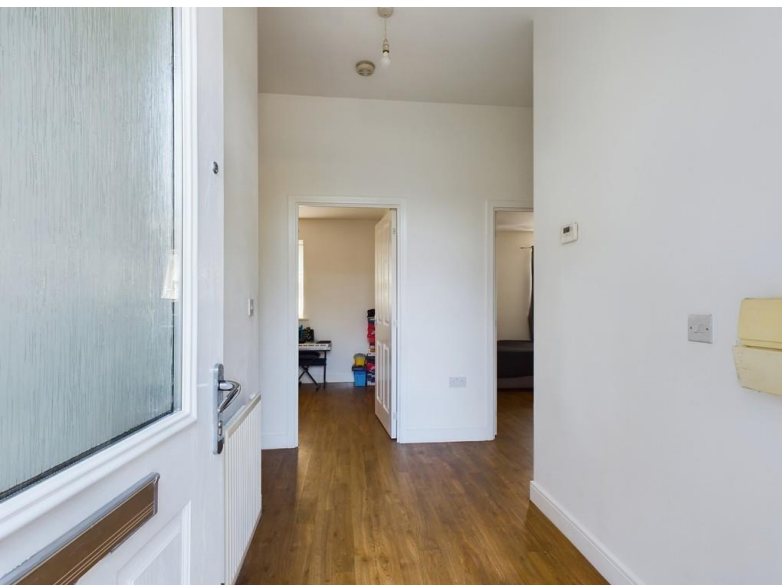


**belhus**  
PROPERTIES

**15 Apprentice Drive**  
Colchester, CO4 5SE

- INVESTMENT OPPORTUNITY
- Tenancy agreed till February 2024 - rental income £1000 pcm
- Walking distance to Colchester North Station and Colchester General Hospital

**Guide Price £210,000**  
EPC Rating '76'





## Property Description

Just a few minutes walk from Colchester North Station, with an abundance of amenities on your doorstep including Turner Rise Retail Park, Colchester Hospital and cut through path to Charter Woods. Also, in the catchment area to good local schools, including Braiswick Primary school which is perfectly positioned on the development.

Step inside this stunning and elegantly presented apartment, with remarkably high ceilings due to the ground floor apartments in this block originally planned on being commercial units, giving this apartment a unique and luxury feel. Each property is bespoke in design and has been finished to the highest of standards with beautiful Amitico flooring throughout.



#### HALLWAY

13' 3" along back x 5' 4" (4.04m along back x 1.63m)  
The front door opens to a spacious entrance hall with large storage cupboard at the end of the hallway with doors off to:

#### BATHROOM

6' 9" x 6' 3" (2.06m x 1.91m) Window to the front with white suite, comprising of low level WC, wash hand basin, bath with shower over. Part tiled walls.

#### BEDROOM 2

12' 6" x 8' 8" (3.81m x 2.64m) Window facing the back of the property. Built in single wardrobe.



#### MASTER BEDROOM

12' 8" x 11' 2" > 9' 3" (3.86m x 3.4m > 2.82m) Two windows to facing the back of the property, built in single wardrobe, door leading to:

#### ENSUITE

3' 11" x 6' 11" (1.19m x 2.11m) Window facing the back of the property, low level WC, wash hand basin and double shower (new Aqua shower replaced recently with 5 year warranty).

#### SITTING/DINING ROOM

16' 9" > 9' 10" x 17' 2" > 8' 2" (5.11m > 3m x 5.23m > 2.49m) Windows/doors facing to the front with Juliette balcony railings to the exterior. Electrolux/AEG integrated appliances including gas hob, oven and hood, washing machine, dishwasher and fridge/freezer. Base and top units with inset stainless steel sink and combination boiler



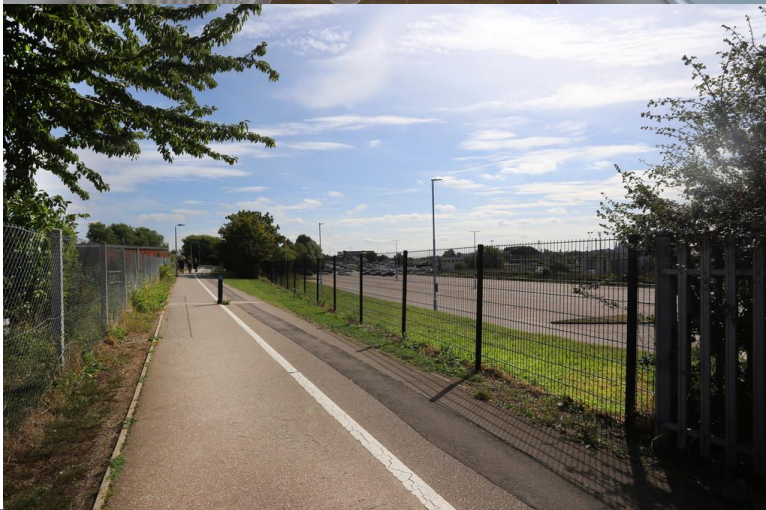
#### LEASE DETAILS

The 150 year lease started on the 1st Aug 2007, the vendor is currently paying a ground rent of £198.62 and Services Charge of £545.12 annually.

Note: the Council Tax band is 'B'.

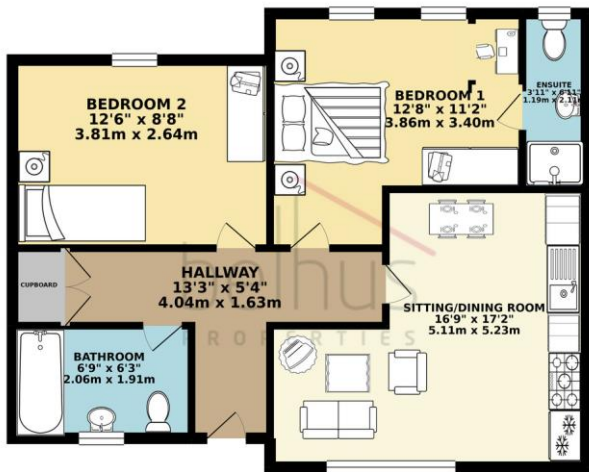
Current tenants are in tenancy until February 2024 - paying a rental of £1000pcm. They are very good tenants and are hoping to stay long term if possible.

Investment opportunities, in highly sought after areas, with such high specifications do not come along very often, so act quickly and get in touch today to arrange a viewing.





GROUND FLOOR 678.13 sq. ft.  
(63 sq. m.)



TOTAL FLOOR AREA - 678.13 sq. ft. (63.00 sq. m.) approx.  
Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of floor, wall, ceiling and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The area, layout, fixtures and fittings shown here are not intended to be taken as to the actuality of any particular detail shown here and have been used only as a guide. Made with AutoCAD 2014

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	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 sales particulars, they are for guidance purposes only. All measurements are approximate are 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 are advised to recheck the measurements