



## 2 bedroom Apartment located in Colchester.

Guide Price  
£130,000 - £150,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Heia Wharf Hawkins Road Colchester CO2 8XY

## FULL DESCRIPTION

### OVERVIEW

\*\*\* GUIDE PRICE OF £130,000 - £150,000 \*\*\*

PERFECT FOR FIRST TIME BUYERS AND INVESTORS

Ideally located within easy reach of The University Of Essex is this no chain, two double bedroom waterfront apartment located on the fifth floor of Heia Wharf. The property suits both first time buyers and investors and is currently let on a short hold tenancy agreement until June 2026 achieving £1200pcm giving a gross annual yield of 11.8% to 9.6% depending on the guide price. The accommodation benefits from two double bedrooms, two bathrooms, allocated parking and also features an open plan living area with a south facing balcony overlooking the River Colne.

### 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

**10' 0" x 14' 9" (3.05m x 4.5m)**

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 TWO

**12' 3" x 9' 0" (3.73m x 2.74m)**

Double glaze window facing the front, double glazed windows

### OPEN PLAN LOUNGE/DINER/KITCHEN

**23' 11" x 12' 3" (7.29m x 3.73m)**

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



2



2



1



B



EPC

C



### **AGENTS NOTES**

The information below has been supplied by the vendor regarding the charges and lease remaining.

Service Charge £1600 per 6 months

Ground Rent £350 per year

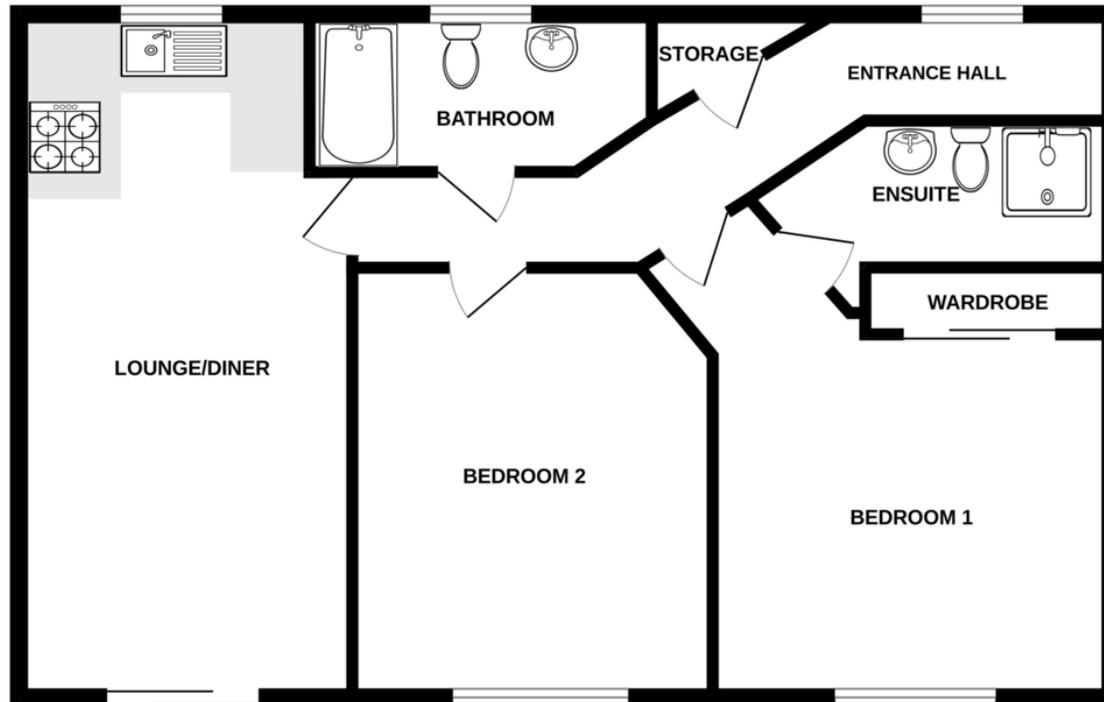
Leasehold remaining 109 years

Council Tax Band - B

Energy Performance Rating - C



## FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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