



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## 22 Mersea Road

Colchester, CO2 7EU

**Guide price £360,000**



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## Description

This is an excellent opportunity to purchase a well-managed investment property that has been continuously rented for 25 years. The property consists of four apartments currently let out on AST's until the end of May 2026, generating a gross income of £38,160 per year, resulting in a gross yield of 10.6%.

The property features accommodation spread over three floors: the ground floor consists of a one bedroom flat with a living room/kitchen and bathroom. A studio apartment with living room/bedroom, a kitchen and bathroom. The first floor has a one bedroom flat with kitchen, living room and bathroom. The second floor contains a further one bedroom flat, with a living room kitchen and bathroom. There is also three off street parking spaces to the rear accessed from Fairfax Road.

## Location

The property is conveniently and centrally located near the city centre of Colchester, where you can find a variety of shops, restaurants, and numerous amenities. It is also close to the City centre railway station with links to Colchester North station, which provides a fast and frequent service to Chelmsford (17 minutes) and London, taking approximately 47 minutes. The University is also easily accessible via the bus (from the city centre bus station in Osborne Street to the University, taking about 22 minutes) alternatively the Colchester Institute on Sheepen Road is in easy reach.

## Flat 1

### Kitchen/living room

15'5 x 10'7 (4.70m x 3.23m)

Window to front.

### Bedroom

11'2 x 9'1 (3.40m x 2.77m)

Window to side.

### Bathroom

Panelled bath, wash basin and wc

## Flat 2

### Kitchen

8'1 x 6'10 (2.46m x 2.08m)

Window to side

### Living/bedroom

15'3 x 8'7 (4.65m x 2.62m)

Window to front

### Bathroom

7'11 x 8'8 (2.41m x 2.64m)

Window to side, panelled bath, wash basin and wc.

## Flat 3

### Hall

Doors to bedroom and living room

### Living room

11'4 x 10'9 (3.45m x 3.28m)

Window to front.

### Kitchen

8'6 x 6'4 (2.59m x 1.93m)

Window to side

### Bathroom

Window to side, panelled bath, wash basin and wc

### Bedroom

15'2 x 11'2 (4.62m x 3.40m)

Window to side

### Flat 4

### Hall

Doors to Lounge, bedroom and bathroom.

### Living Room

11'4 x 10'4 (3.45m x 3.15m)

Window to front.

### Bedroom

13'6 x 11'8 (4.11m x 3.56m)

Window to side

### Kitchen

11'3 x 7'3 (3.43m x 2.21m)

Window to side

### Bathroom

Window to side, panelled bath, wash basin and wc.

### Outside and Gardens

To the rear of the property there is a small storage area with three parking bays accessed from Fairfax Road.

### Agents Note

Services: Mains water, electricity, gas and drainage are connected to the property. Each flat has its own gas boiler providing central heating.

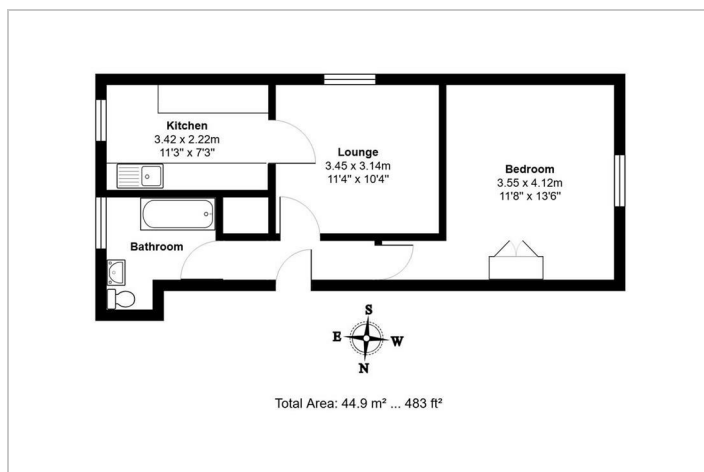
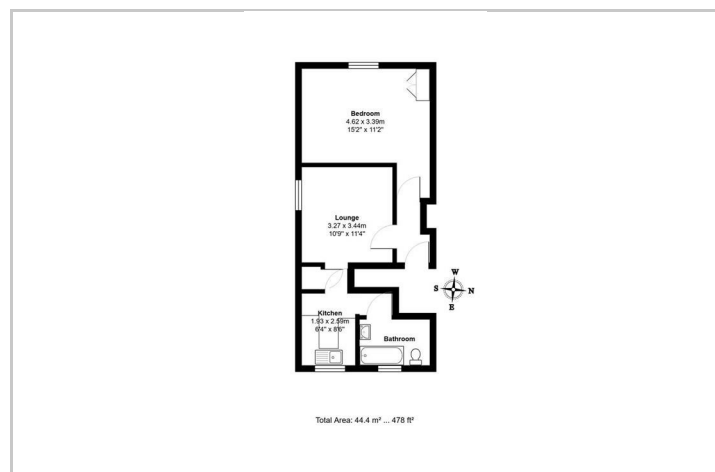
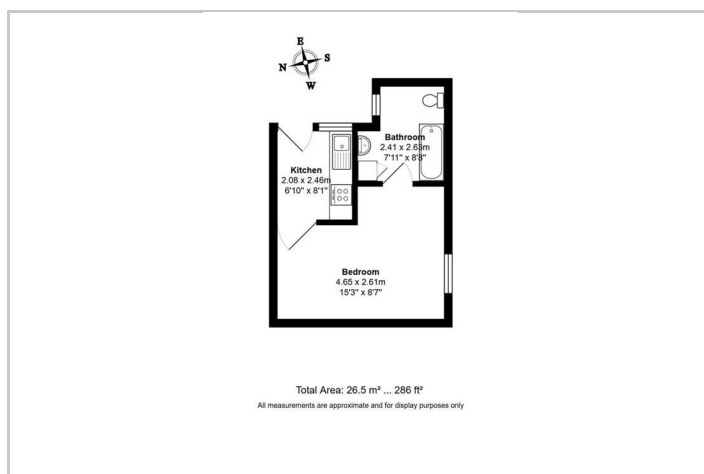
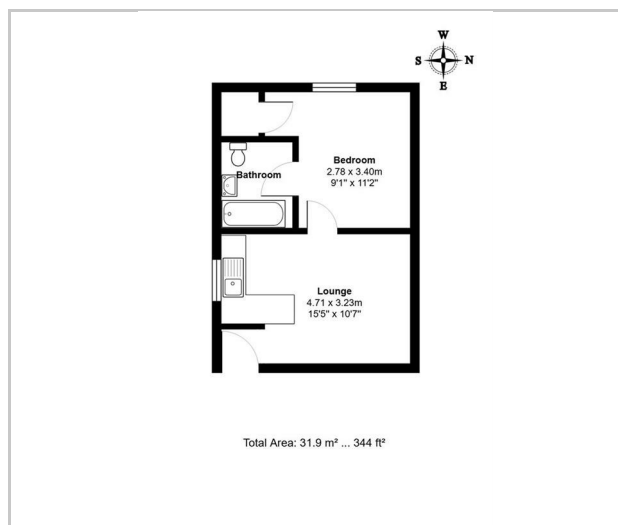
Tenure: Freehold

Local Authority: Colchester City Council

Council Tax: Flat 1 A, Flat 2 A, Flat 3 A, Flat 4 A

EPC: Flat 1, Band C, Flat 2, Band D, Flat 3, Band C, Flat 4, Band C.

Available to purchase as a furnished tenanted property.



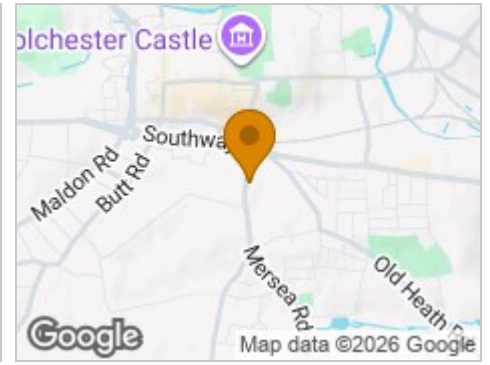
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



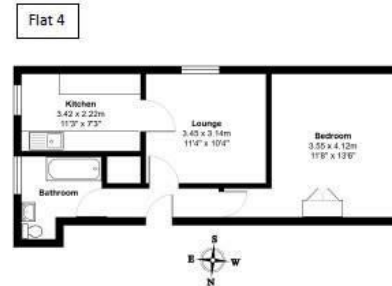
Total Area: 31.6 m<sup>2</sup> ... 344 ft<sup>2</sup>



Total Area: 26.5 m<sup>2</sup> ... 286 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Total Area: 44.4 m<sup>2</sup> ... 476 ft<sup>2</sup>



Total Area: 44.9 m<sup>2</sup> ... 483 ft<sup>2</sup>

## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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