



Heia Wharf, Hawkins Road, Colchester, CO2 8XY

welcome to

Heia Wharf, Hawkins Road, Colchester

IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY! This modern first floor apartment is situated in the popular Hythe area of Colchester, offering excellent access to local shops, amenities, train station and River Colne. The property is also a short drive from the University of Essex.



This beautifully presented apartment is conveniently situated for access to amenities and transport links as well as Colchester's city centre. The property could offer an ideal opportunity for a first time purchase or investment opportunity, being currently let until February 2026 and achieving £1,300 pcm.

Accommodation comprises entrance hall, open plan lounge/diner/kitchen with doors onto a balcony, master bedroom with en suite shower room, further double bedroom and family bathroom. Externally there is a designated underground parking space.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to upper floors.

Entrance Door To:

Entrance Hall

Storage cupboard, laminate flooring (fitted November 2024), wall mounted heater, doors to:

Lounge / Diner / Kitchen

15' 11" max x 14' 3" max (4.85m max x 4.34m max)

Laminate flooring (fitted November 2024), two electric heaters, double glazed window and double glazed sliding doors to balcony. Bespoke recently re-fitted kitchen (November 2024) comprising range of base and eye level units, work surfaces, inset sink and drainer, integrated oven and hob with extractor hood over, space for tall fridge/freezer.

Bedroom One

15' 11" max into door recess x 10' 10" max (4.85m max into door recess x 3.30m max)

Double glazed window to front, electric heater, recently fitted carpet (November 2024), built-in wardrobe, door to:

En Suite

Double shower unit, wall mounted wash hand basin and concealed cistern wall mounted w.c, part tiled walls, tiled floor, heated towel rail, shaver socket.

Bedroom Two

10' 3" max x 8' 9" + door recess (3.12m max x 2.67m + door recess)

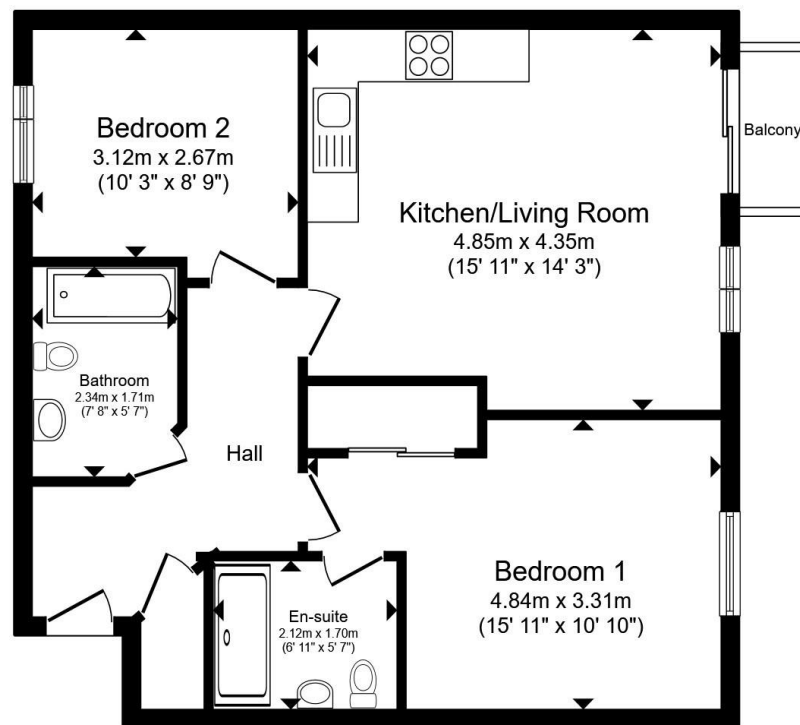
Double glazed window, electric heater, recently fitted carpet (November 2024).

Bathroom

Panel enclosed bath with central mixer tap, wall mounted wash hand basin and concealed cistern wall mounted w.c., tiled floor, part tiled walls, heated towel rail, shelving space, frosted double glazed window.

Outside

The property benefits from designated secure underground parking space.



Total floor area 61.3 m² (660 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Heia Wharf Hawkins Road, Colchester

- Modern First Floor Apartment
- Newly Decorated Throughout
- Open Plan Living & Modern Fitted Kitchen
- Two Double Bedrooms
- En Suite & Family Bathroom
- Secure Underground Car Parking Space
- Current Rental £1,300 pcm

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2851.90

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121033 - 0004

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