

oakheart

Station Square

£190,000

Guide Price

Bergholt Road, Colchester

Guide Price £190,000 - £200,000

An opportunity to acquire a high-quality, one-bedroom luxury apartment being sold with no onward chain, within the sought-after Station Square development. Enjoying a desirable position, this stylish property is currently let at £1,375.00 per calendar month, offering a strong and reliable rental return from day one.

Ideally located just a short walk from Colchester North Station, which provides direct mainline services to London Liverpool Street, the apartment is perfectly suited for professional tenants. The property also benefits from excellent access to Colchester City Centre and the A12, making it a prime choice for commuters.

The apartment features a contemporary open-plan design that combines the kitchen, dining, and living areas into a light-filled space. The kitchen is finished to a high standard, with extensive storage, generous work surfaces, and a breakfast bar for informal dining. Large windows with elegant shutters create a welcoming and sophisticated atmosphere.

The spacious double bedroom offers a bright and calming space. The modern bathroom is fitted with a WC, sink, bath with shower over, and wide wall mirror, completing the stylish interior.

Additional benefits include smart heating, ensuring energy efficiency, and one allocated parking space for convenience. Offering an ideal mix of comfort, location, and proven

rental income, this apartment represents a superb turnkey investment opportunity in one of Colchester's most prestigious developments.

The Owners have made ourselves aware of the following:

The building has a original 10 years insurance starting from 2018 (2 years remaining)

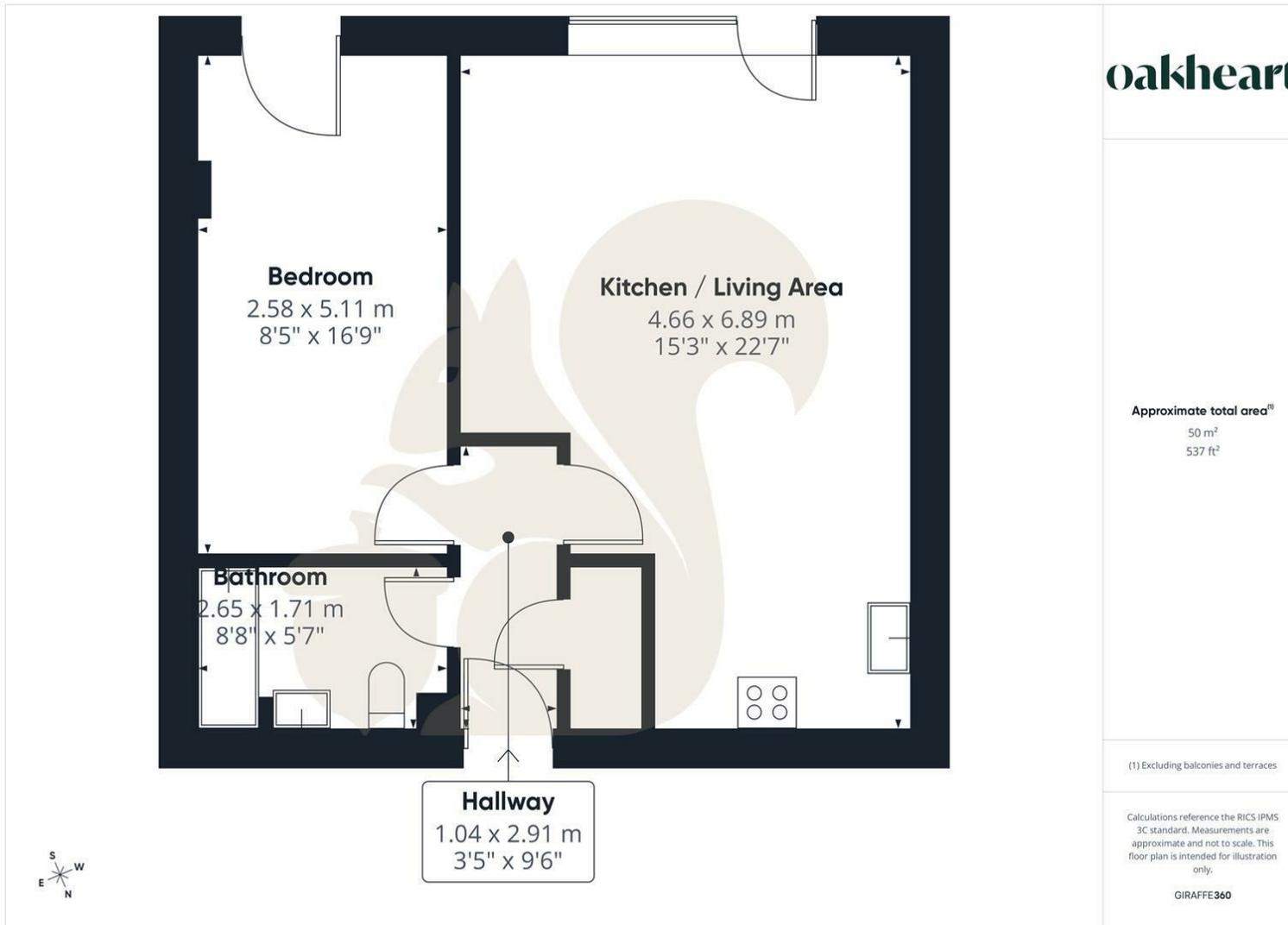
The unit is equipped with mechanical ventilation system meaning fresh air will be supplied throughout











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Local Authority:

Tenure:
Leasehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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