



## Pearce Court Colchester

£185,000

**INVESTMENT OPPORTUNITY.** This first floor apartment with en suite to master bedroom is currently let at £875.00 pcm until November 2023. The property is situated conveniently to St Botolphs railway station and Colchester Town Centre.

2 x Bed

2 x Bathroom

1 x Reception

**DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED)**  
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- INVESTMENT OPPORTUNITY
- RENTED AT Â£875.00 PCM
- TWO DOUBLE BEDROOMS



- EN SUITE MASTER BEDROOM
- GAS RADIATOR HEATING
- RESERVED CAR PARKING



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#### ACCESS

On the first floor via an entrance door incorporating fitted spy hole onto

#### ENTRANCE HALL

Radiator, built in storage cupboard

#### BEDROOM ONE 3.05m x 2.71m

With double glazed french doors to the front aspect onto Juliette Balcony, plus double glazed window to side, built in storage cupboard housing the gas fired central heating boiler, triple wardrobe/storage cupboard, telephone point

#### EN SUITE

Suite comprises built in double width tiled shower cubicle, low level WC, pedestal wash hand basin, laminate style flooring, radiator, electric shaver point

#### BEDROOM TWO 3.33m x 3.12m

With double glazed window to front, radiator

#### FAMILY BATHROOM

Suite comprises low level WC, panelled bath, pedestal wash hand basin, heated towel rail, laminate style flooring, splash back tiling to walls, electric shaver point

#### LOUNGE 4.26m x 3.33m

With double glazed French doors to rear onto Juliette Balcony plus double glazed window to side, radiator

#### KITCHEN 2.39m x 1.95m

One and a half bowl sink unit over fitted base units, extending to work surfacing with tiled splash backs and eye level cabinets over, inset four ring gas hob with over beneath and extractor hood over, plumbing for washing machine, space for fridge freezer

#### AGENTS NOTE

Interested parties are advised that the current service charges are £1,080 per annum and a ground rent of £308.31 per annum

All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate. DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED) are the vendors or lessors of this property whose agents we give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract. (ii) no person in the employment of DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED) has any authority to make or give any representation or warranty whatever relation to this property and no prospective purchaser should rely on any statements as being representation or warranty.

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