



WESTMINSTER COURT, WHITEHALL CLOSE, COLCHESTER, CO2
GUIDE PRICE £115,000





Ezelet are delighted to offer for Sale a first floor spacious one bedroom flat, located on the South East of the City Centre in the popular area of Old Heath, situated close to local shops and bus stops to the City Centre. The property comprises of a double bedroom, living room, kitchen and bathroom, electric heating throughout. The property is currently tenanted with an income of £700pcm giving excellent returns for any buy to let Landlord. No Onward chain. An early viewing is advised to appreciate the property to offer.

ENTRANCE HALL

Secure door into

HALLWAY

Airing cupboard, security phone, loft access.

LIVING ROOM

12' 7" x 14' 5" (3.84m x 4.39m) Window to the front, electric heater, vinyl flooring.





KITCHEN

8' 9" x 5' 9" (2.67m x 1.75m) Window to rear, eye level and base units with over worktop, inset stainless steel sink, extractor fan, space for Washing machine, space for Fridge/freezer, vinyl flooring.

BEDROOM

10' 2" x 10' 1" (3.1m x 3.07m) Window to the rear, double fitted wardrobe, electric heater, vinyl flooring.

BATHROOM

Window to the side, bath with mixer tap shower, low level wc, hand wash basin, vinyl flooring.

PARKING

Allocated parking for one Vehicle.

COMMUNAL GARDEN

Communal garden, laid to lawn.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		