

COLCHESTER



Colchester is considered to be the cultural capital of Essex and it offers a cosmopolitan and energetic lifestyle to all types of people. Once the capital of Roman Britain, the town now combines beautiful architecture from previous centuries with a modern outlook. It benefits from a rich history that is showcased through a selection of fantastic museums, good transport links to the rest of Essex and London and a cobbled shopping district with many independent stores. Colchester is one of the fastest-growing towns in the UK and such strong demand to live in the area makes it an ideal investment hotspot.

WHY INVEST IN COLCHESTER?

Population boom



Colchester has one of the UK's fastest-growing populations, which is helping to increase tenant demand for all types of properties across the town.

The student market



The University of Essex is based in Colchester, ensuring there is a sizeable and regular turnover of students looking for a property to rent.

Proximity to London



London is just 45 minutes by rail so properties in Colchester are widely let to commuters and typically achieve high capital growth rates.

YOUR RETURN ON INVESTMENT

Property type: **One-bedroom flat**

£600 pcm Average rent	£120,000 Average sales value
+20% Average capital growth (Last 5 years)	
6% Average yield	

Property type: **Two-bedroom flat**

£750 pcm Average rent	£170,000 Average sales value
+25% Average capital growth (Last 5 years)	
5.3% Average yield	

Property type: **Three-bedroom house**

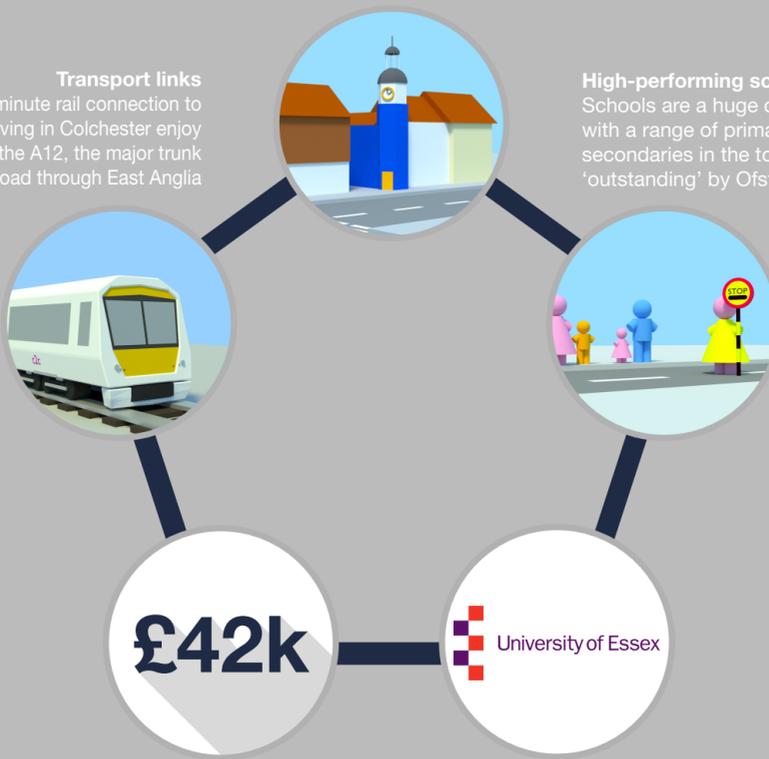
£1,000 pcm Average rent	£275,000 Average sales value
+23% Average capital growth (Last 5 years)	
4.4% Average yield	

WHY DO TENANTS LOVE COLCHESTER?

Town or village life
Colchester is surrounded by a number of stunning villages - including Dedham, Lexden and Coggeshall - all of which offer a quiet and peaceful lifestyle

Transport links
As well as a 45-minute rail connection to London, people living in Colchester enjoy easy access to the A12, the major trunk road through East Anglia

High-performing schools
Schools are a huge draw for families, with a range of primaries and secondaries in the town rated as 'outstanding' by Ofsted



KEEP AN EYE ON...



New Town

New Town is a large residential area of Colchester, located just a short distance from the town centre. It was largely constructed in the late-19th and early-20th centuries, adding vital housing stock to the local market. It remains an attractive and desirable place to live, with its range of terraced houses offering ideal homes for families and young couples. With tenant demand always high, New Town is the perfect spot to invest in Colchester.

IDEAL INVESTMENTS



£99,995
Brinkley Place Flat

This apartment in Brinkley Place is a prime investment opportunity. It enjoys a desirable location close to both Colchester General Hospital and Colchester North station. It is currently let and is available with a tenant in situ. We can confidently forecast a new investor would enjoy a yield of 6.3 per cent.



£275,000
Brigade Grove House

This beautiful townhouse located in the stylish Praecedo development, within easy reach of the town centre, is a spacious and comfortable place to live. With a high-quality interior and a prime location, it is sure to be in high demand and our experts predict it would deliver a monthly rent of £1,050.



£159,000
Cavalry Road Apartment

This attractive apartment is situated in the Abbey Fields area of the town and offers smart and spacious living areas throughout. It includes two bedrooms, an open-plan lounge/kitchen, a full bathroom. The property is currently let at £725pcm, meaning it would deliver an overall yield of 5.5 per cent.