



# 1 bedroom Apartment located in Colchester.

Guide Price  
£130,000 - £150,000

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Marine House Quayside Drive Colchester CO2 8FX

## FULL DESCRIPTION

### THE HOME

**GUIDE PRICE \*\*\*£130,000 TO £150,000\*\*\***

John Alexander is pleased to present this first floor, dual aspect one bed apartment with private balcony situated in Hythe Quay close to the University of Essex and Hythe Station. Perfect for an investment opportunity. Tenants in situ currently paying £875 pcm. Early viewing essential.

Entrance Hall (6' 7" x 4' 2" / 2.01m x 1.27m)

As you step into the apartment, you're welcomed by an inviting entrance hall that serves as a gateway to the different areas of the home, creating a warm and welcoming atmosphere.

Bathroom (6' 7" x 6' 4" / 2.01m x 1.93m)

The bathroom is well-appointed, featuring a panelled bath with a shower overhead and a shower screen. It includes a practical pedestal wash basin, a low-level W/C, and a heated towel rail for comfort. Tiled splashbacks add a nice finish, and a rear window lets in natural light.

Living Room / Kitchen (18' 6" x 9' 2" / 5.64m x 2.79m)

This spacious open-plan living area effortlessly merges the kitchen and living space, establishing a perfect setting for relaxation and entertaining.

**Kitchen Area :** The kitchen boasts a range of modern wall and base units in an attractive red finish, complemented by a sleek worksurface and a single drainer sink unit. Well-equipped, it features an oven, hob, and extractor fan, along with an integrated fridge and freezer.

**Living Area :** The living room is designed for comfort, featuring a radiator and double-glazed patio doors that lead out to a private balcony, perfect for enjoying your morning coffee or evening relaxation.

**Bedroom (12' 2" x 9' 1" / 3.71m x 2.77m)**

The well-sized bedroom is flooded with natural light from a double-glazed window facing the front of the property and a radiator for warmth.

### THE LOCATION

The property is in easy access to the vibrant city centre, which is just a short distance away and even nearer the University of Essex. For those who enjoy outdoor activities, the nearby waterfront offers picturesque walking and cycling paths.

Commuters will appreciate the excellent transport links in the area, with convenient access to main roads and public transport



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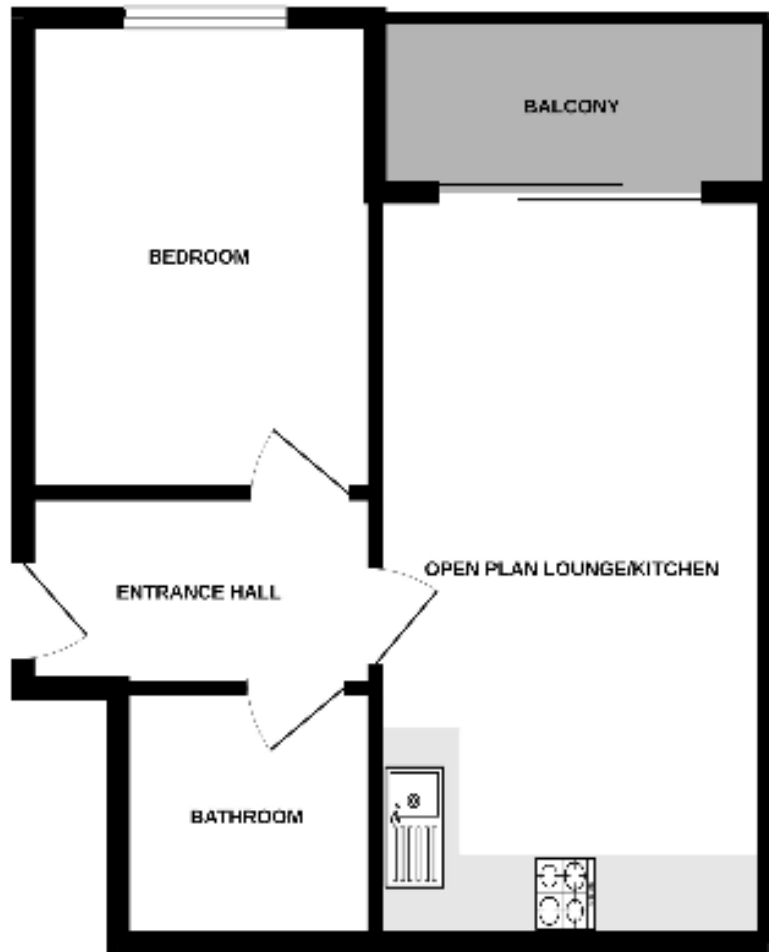


options, making it easy to travel to other towns and cities. Colchester's train station is within reach, providing direct connections to London and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN

### GROUND FLOOR



## DIRECTIONS

### CONTACT

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