



QUAYSIDE DRIVE, COLCHESTER, ESSEX, CO2

GUIDE PRICE £135,000





EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTMENT LANDLORDS -
 Vacant possession end of October, potential rental achievable £1,200pcm. Ideally located near the University this two-bedroom, second floor apartment offers excellent accommodation with an open plan lounge/kitchen/diner, main bedroom with ensuite shower room, main bathroom and second double bedroom. The property further benefits from having one allocated parking space.

ENTRANCE HALLWAY

Laminate flooring, electric wall heater, storage cupboard and doors to bathroom, both bedrooms and living area.



BATHROOM

Vinyl flooring, double glazed window to rear, heated towel rail and full suite comprising of a bath with shower over, WC and wash hand basin.



BEDROOM ONE

12' 8" x 9' 5" (3.86m x 2.87m) Fitted carpet, double glazed window to front, built in wardrobes with mirrored sliding doors, door to ensuite shower room, double bed and base with mattress, desk, desk chair, bedside table and plastic chest of three drawers.

ENSUITE

Vinyl flooring, heated towel rail, shower cubicle, WC and wash hand basin.

BEDROOM TWO

9' 9" x 8' 3" (2.97m x 2.51m) plus door recess Fitted carpet, double glazed window to rear, electric wall heater, built in wardrobes with mirrored sliding doors, double bed and base with mattress, bedside table, desk and desk chair.

KITCHEN AREA

9' 1" x 8' 8" (2.77m x 2.64m) Laminate flooring, double glazed window to rear, eye and base level units, stainless steel sink with drainer, built in hob & oven with extractor fan, built in microwave, integrated dishwasher, integrated washing machine and integrated fridge freezer.



LIVING ROOM

16' 5" x 16' 1" (5m x 4.9m) Laminate flooring, electric wall heaters, double glazed french doors to balcony, sofa bed, two seater sofa, arm chair, coffee table, side table, bookshelf, shelving unit, TV stand and dining table.

PARKING

Allocated space for one vehicle.

Current Service Charge £3,546pa paid in six monthly intervals, service charge budget to 30/09/25.

Ground rent £226.00pa, paid half yearly.

115 years left on the lease.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		