



- Top Floor Double One Bedroom Apartment
- Fantastic Investment Opportunity
- Open Plan Lounge/Kitchen/Diner
- Modern Apartment
- River Views
- No Chain
- CASH BUYERS ONLY

### Flat 47 Pier Wharf, Quayside Drive, Colchester, Essex. CO2 8GN.

Offered with no onward chain is this one double bedroom top floor apartment located within close proximity to Essex University making this an ideal investment with a potential rental income of £750pcm. Located on the top floor accessible by lift and stairs this modern apartment benefits from a double bedroom with built in wardrobes, an entrance hall with storage cupboard, modern three piece bathroom and a 22ft open plan lounge/kitchen/dining area. The apartment also boasts a generous balcony and one allocated parking space. Available to cash buyers only.



# Property Details.

## Top Floor Apartment

### Entrance Hall

With storage cupboard, airing cupboard, entry system and doors to;

### Bedroom One



12' 2" x 11' 0" (3.71m x 3.35m) Double bedroom with window, built in wardrobe and electric heater.

### Family Bathroom



Part tiled with close coupled WC, wash hand basin, panelled bath with shower over.

## Open Plan Living/Kitchen/Dining Area



22' 9" x 11' 9" (6.93m x 3.58m) With French doors to balcony, electric heater, TV point.

Kitchen Area: a range of matching eye level and base units with worktops over, inset sink and drainer, integrated fridge/freezer, washing machine.

### Balcony



Generous balcony with space for bistro set.

# Property Details.

## Parking



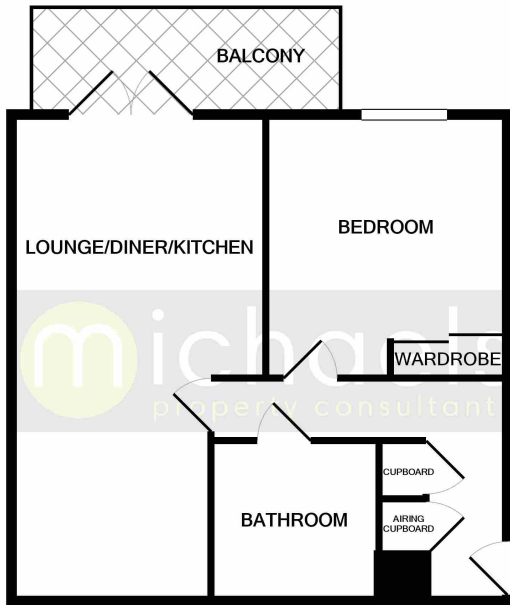
One allocated parking space.

## Lease information

TBC.

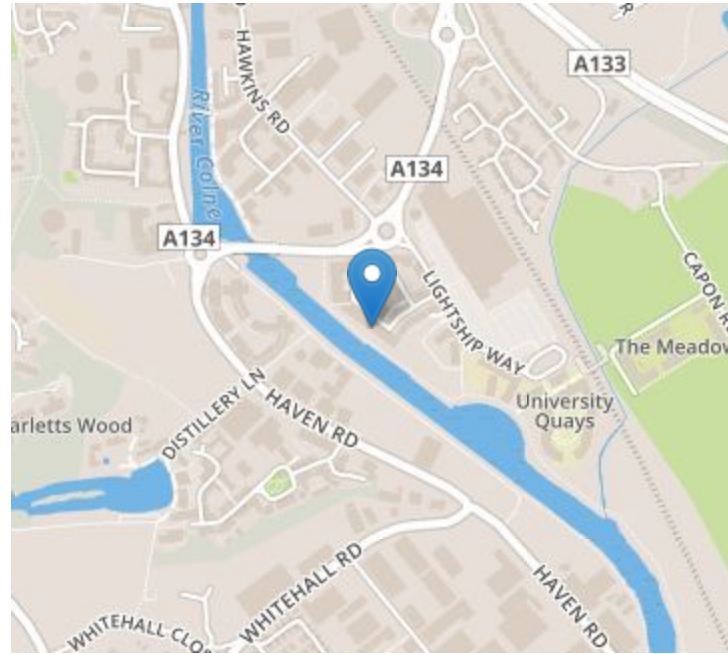
# Property Details.

## Floorplans

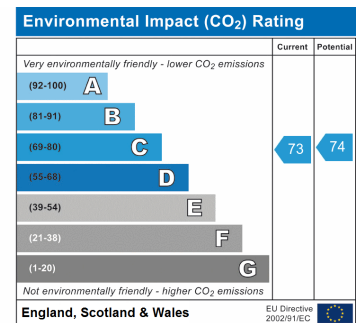
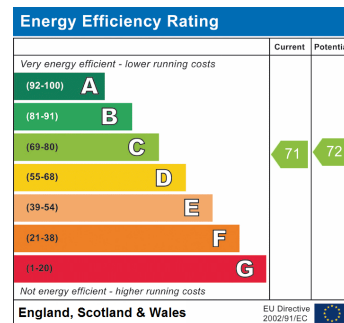


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.