



- Guide Price £125,000 - £135,000
- Ground Floor Apartment
- One Double Bedroom
- Open Plan Lounge/Kitchen/Diner
- Garage
- Gas Central Heating & Double Glazing Throughout
- Excellent Investment Opportunity
- Potential Rental Income Of £800pcm
- Close To Essex University And Hythe Train Station

60 Marine House, Quayside Drive, Colchester, Essex. CO2 8FX.

An excellent opportunity to purchase this one double bedroom ground floor apartment located within this highly popular investment area at the Hythe in Colchester. Positioned within easy access to Essex University and Hythe Train Station this contemporary apartment could achieve a potential rental income of £800-£850pcm. The property benefits from an open plan lounge/kitchen/diner, a double bedroom, a modern bathroom and a garage. Internal viewings are highly advised.



Property Details.

Ground Floor Apartment

Entrance Hall

With radiator, doors to;

Open Plan Kitchen/Dining/Living Space



19' 3" x 10' 0" (5.87m x 3.05m) With matching base and eye level units, stainless steel sink bowl with drainer, integrated dishwasher, washing machine, fridge freezer and oven with four ring electric hob with a extractor above and a double glazed window to rear, double glazed sliding doors to terrace.

Property Details.

Bedroom One



11' 10" x 9' (3.61m x 2.74m) With double glazed window to front, radiator and storage cupboard.

Bathroom



Double glazed obscure window, low level WC, pedestal wash hand basin, panel bath with shower and screen over, chrome heated towel rail, part tiled walls.

Garage



The property comes with the rarity of a garage providing storage or parking.

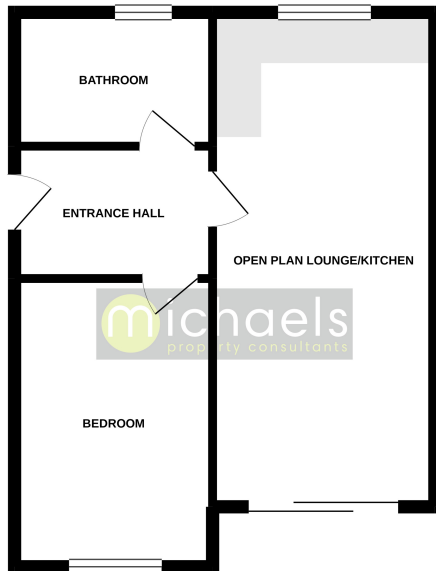
Agents Note

Please note the property is currently let on a shorthold tenancy agreement under the market value at £675pcm. This agreement is due to end.

Property Details.

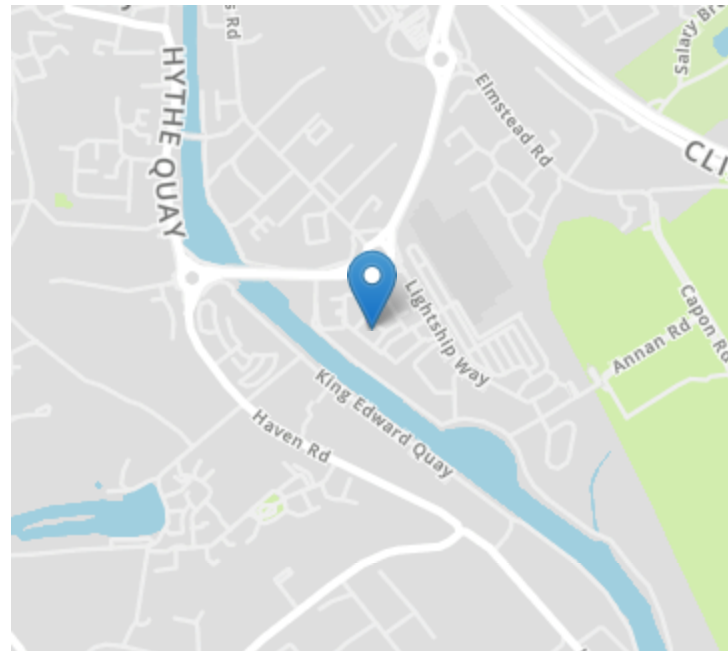
Floorplans

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA - 437 sq ft (40.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Issue with drawings: 12/02/21

Location



(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.