



- Stunning One Bedroom Apartment
- Popular Modern Development Close To University & Hythe Station
- Tenant In Situ Until July 2020 Paying £735 pcm
- Fabulous Open Plan Kitchen/Dining & Living Space
- Sizeable Double Bedroom
- Private Balcony
- No Chain

## 62 Marine House Quayside Drive, Colchester, Essex. CO2 8GE.

A superb investment opportunity has arisen with this stunning one bedroom apartment set in this popular modern development, within close proximity of Essex University and The Hythe Station. The property is being sold with a tenant currently in situ until July 2020, generating a fantastic income of £735 pcm and presented in excellent condition throughout. Highlights include a fabulous open plan living/dining & kitchen space, a private balcony, a sizeable double bedroom and a modern bathroom. Outside there is residents parking. No chain, viewing advised.



# Property Details.

## Entrance Hall

Wooden flooring, radiator.

## Open Plan Living/Dining/Kitchen Space



17' 9" x 9' 9" (5.41m x 2.97m) UPVC window to rear, French doors to balcony, range of base and eye level units with work surface over, inset stainless steel sink unit with tap and drainer, integrated fridge/freezer, electric oven, electric hob with stainless steel hood over, TV and telephone points, radiator.

## Bedroom



12' 7" x 8' 9" (3.84m x 2.67m) UPVC window to front, airing cupboard, radiator.

## Bathroom



UPVC window to rear, low level WC, pedestal wash hand basin, panel bath with shower over, chrome heated towel rail, part tiled walls, extractor fan.

## Outside

As previously mentioned there is a generous private balcony and residents parking.

## Lease

The property is offered on a leasehold basis and we understand that a new lease of 155 years was granted in 2005. Our client has advised us that service charges are payable at £850 p/a (including building insurance) and that ground rent is payable at £200 p/a. We would however advise any interested party verifies this information via their solicitors - Michaels will not be held liable for any discrepancies with this as third party information.