



**m**ichaels  
property consultants

- Sitting Tenant Paying £2460 PCM
- Investment Opportunity
- A Spectacular Penthouse Apartment, Boasting Over 2000 Sq ft Of Accommodation
- Underground Secure Parking
- An Exceptional Roof Terrace, Perfect For Outside Entertaining
- Open Plan Living At Its Finest
- Allocated Parking
- A Rare Opportunity For The Area
- Four Generous Bedrooms With Four En Suites
- Floor To Ceiling Window Within Living Space

## 233 Quayside Drive, Colchester, Essex. CO2 8GQ.

Delighted with the opportunity to offer this luxury Penthouse Apartment, boasting over 2,000 square ft of accommodation and having been designed and finished to an exceptionally high standard only the current owner has since upgraded and redesigned many features to make the property even more spectacular. This includes fitting a new luxury kitchen, complete with solid granite work surfaces and breakfast bar with a wealth of Light pouring into the living space featuring floor to ceiling feature windows, offering exceptional views over the River Colne.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Reception Hall

Entrance door to an impressive and spacious reception hall with laminate floor, wall mounted electric heater, storage cupboard, spiral staircase to first floor and doors to:

### Downstairs Cloakroom

Low level WC, pedestal hand wash basin, electric heated towel rail, inset spotlights and extractor fan

### Bedroom Four

14' 4" x 10' 8" (4.37m x 3.25m) Tiled floor, wall mounted electric heater and UPVC window to front aspect.

### En Suite

Tiled floor, tiled splashbacks, heated towel rail, inset spotlights, extractor fan, low level WC, pedestal hand wash basin and panel bath with mixer shower and glass shower screen.

## Open Plan Living/Kitchen/Dining Area



31' 5" x 27' 1" (9.58m x 8.26m)

### Living Area

Laminate floor, two electric heaters, vaulted ceiling, TV point, telephone point, sky plus point, full height wall to wall double glazed feature glass windows to dual aspects overlooking River Colne and double glazed patio doors to private L shaped terrace.

### Kitchen Area

Granite tiled floor, range of contemporary wall and base units, granite worktops, built in stainless steel electric double oven, five ring ceramic hob with chrome extractor hood, built in fridge freezer, washing machine, dishwasher and microwave, inset granite breakfast bar, inset spotlights and double glazed window to side aspect.

## First Floor Landing

### Landing

Impressive square galleried landing space with second entrance door to communal areas and doors to:

# Property Details.

## Master Suite



25' 5" x 16' 6" (7.75m x 5.03m) Two electric heaters, double glazed window to side, feature double glazed window to front overlooking living space, integrated blackout blinds, full height windows in living space and attractive views over River Colne

## Dressing Area

Electric heater, range of wall to wall fitted mirror fronted wardrobes, inset spotlights and door to:

## En Suite



12' 0" x 7' 5" (3.66m x 2.26m) Tiled floor, heated towel rail, low level WC, pedestal hand wash basin, panel bath with tiled surround and mixer shower, separate walk in double shower cubicle, tiled splashbacks, integrated shower, inset spotlights, extractor fan and built in double storage cupboard

## Bedroom Two



15' 1" x 14' 0" (4.60m x 4.27m) Electric heater, double glazed window to dual aspects and door to:

## En Suite

Tiled floor, heated towel rail, inset spotlights, extractor fan, low level WC, pedestal hand wash basin, panel bath with tiled splashbacks, mixer shower and glass shower screen

## Bedroom Three

9' 1" x 9' 1" (2.77m x 2.77m) Electric heater, built in wardrobes and double glazed french doors to:

## Roof Terrace



35' 11" x 29' 0" (10.95m x 8.84m) Private roof terrace which is a superb outdoor space, paved area, inset lights, outdoor power point and a superb entertaining space for barbecues, parties or relaxing in the outdoor sun in complete privacy.

## Agents Notes & Lease Information

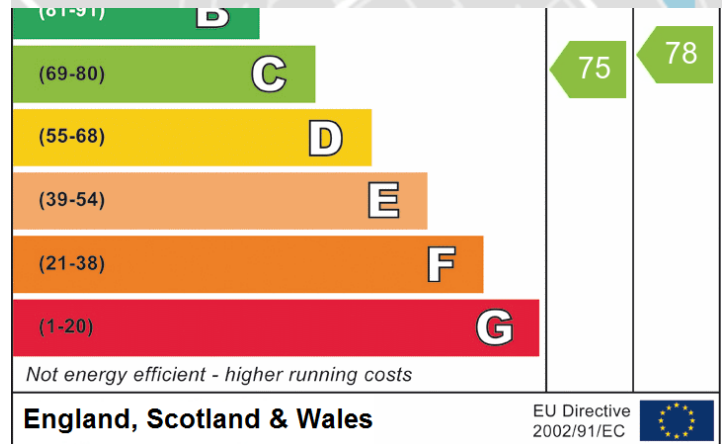
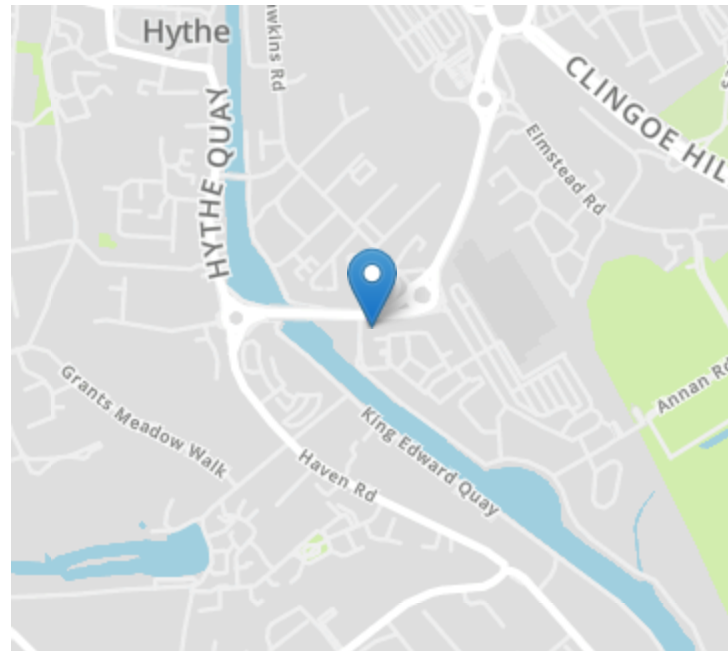
We have been advised by the seller that there is a lease length remaining of 113 years with an service charge of approximately £2300 Per Annum which is paid paid every 6 months. The Ground rent stands at £144 paid every 6 months. We do of course advise that any perspective buyer does confirm this with their chosen solicitor.

The property is sold with sitting tenant paying £2460 PCM with a yearly income of £29,520 This would give any perspective investor a chance to take over the current tenancy in place.

# Property Details.

## Floorplans

## Location



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.