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- 2,200 Sq Feet Of Accommodation
- A Truly Stunning Penthouse Apartment
- Luxury Granite Bespoke Kitchen
- Unique Interior Design
- Split Level Accommodation
- A Superb Roof Terrace Measuring 35 ft
- Underground Secure Parking
- Three En Suite Bathrooms
- Within Close Proximity To Essex University And Hythe Train Station
- Recently Decorated & Refurbished Throughout

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

Privileged with this unique opportunity to offer this three bedroom split level penthouse apartment with direct views overlooking the River Colne. Set over two floors, boasting over 2,000 square ft of accommodation, this magnificent property really is a complete one off, having been designed and finished to an exceptionally high standard through the years, the current owner has since upgraded and redesigned many features to make the property even more spectacular. This includes fitting a brand new luxury kitchen, complete with solid granite work surfaces and breakfast bar with light pouring into an exceptional 31ft open plan living space featuring floor to windows offering superb panoramic views over the River Colne.



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# 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:

### Cloakroom

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

### Open Plan Living/Dining Area



32' 1" x 27' 4" (9.78m x 8.33m) Floor to ceiling feature UPVC windows to rear and side overlooking the River Colne, laminate flooring throughout the lounge and dining area, storage heaters.

## Kitchen



13' 2" x 11' 3" (4.01m x 3.43m) High gloss modern kitchen with matching wall and base units, stainless steel sink unit, work surfaces, integrated electric oven with electric hob and stainless steel cooker hood, spot lights, integrated fridge freezer, laminate flooring.

## First Floor

### Master Bedroom



27' 0" x 14' 5" (8.23m x 4.39m) UPVC window to front and side aspect, built in wardrobes, storage heater, door to En suite:

### En Suite

11' 10" x 7' 9" (3.61m x 2.36m) Suite comprising of bath, shower in shower cubicle, wash hand basin, low level WC, part tiled, extractor fan, spot lights and heated towel rail.

# Property Details.

## Bedroom Two



17' 0" x 12' 4" (5.18m x 3.76m) UPVC window to rear aspect built in wardrobes, storage heater.

## En Suite



9' 0" x 4' 7" (2.74m x 1.40m) Comprises of a panelled bath with shower over, wash hand basin, low level WC, tiling, heated towel rail, tiled floor.

## Bedroom Three



10' 6" x 10' 2" (3.20m x 3.10m) UPVC window to rear aspect, storage heater.

## En Suite

10' 1" x 4' 4" (3.07m x 1.32m) Shower in cubicle, lower level WC, wash hand basin, heated towel rail, smooth ceiling and spot lights.

## Outside



Leading off the first floor is a large balcony terrace, where any purchaser can enjoy either tranquillity or play host to some of the best summer gatherings. Fully private and secure, this outside space is truly not to go unrecognised.

To the front of the block, offers secure underground parking. accessed via a gated entrance.

## Agents Notes & Information

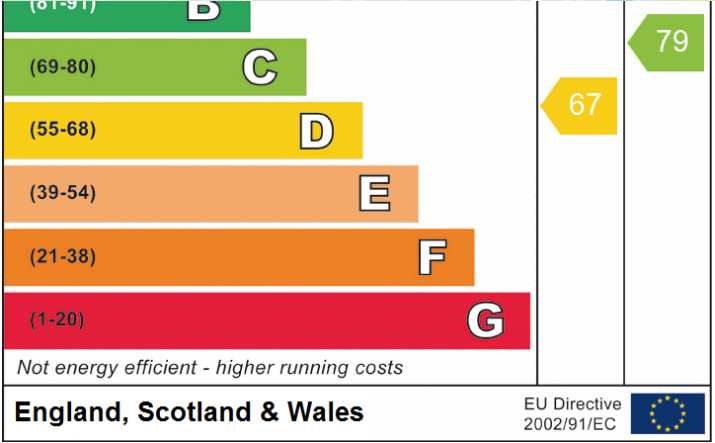
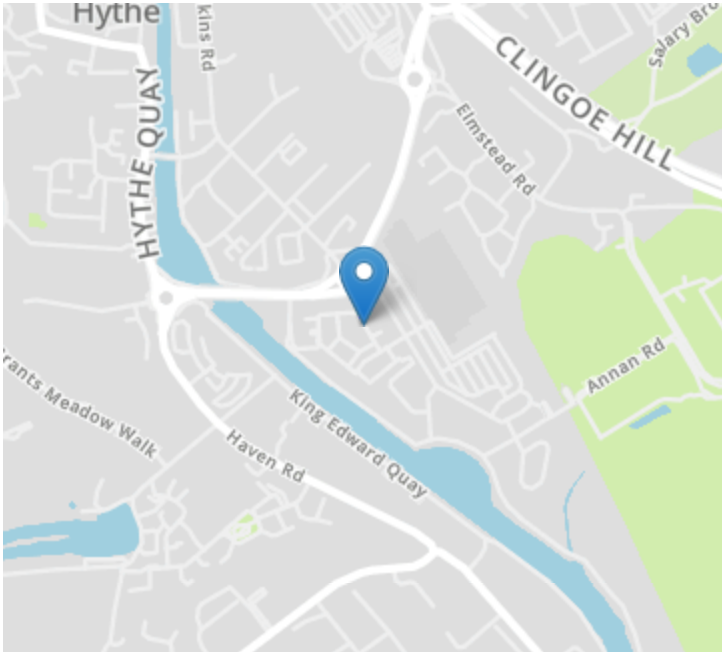
We are advised by the current seller there is a lease remaining of 112 years, with a service charge of approximately £2660 payable every 6 months with a ground rent charge of £288 Per annum which is payable every 6 months. We do however advise that all perspective buyers clarify this with there chosen solicitor.

# 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.