



- Access To Essex University And Hythe Station
- Secure Underground Allocated Parking
- Well Presented Throughout
- Open Plan Living
- Two Balconies
- En Suite To Master Bedroom
- Ideal First Time Purchase & Suitable For Any Working Professional
- Potential Investment Opportunity

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

A two bedroom first floor apartment set within this highly desirable development, within close proximity to Hythe Station and Essex University. The property was built to an exceptional specification and enjoys an array of bright, beautifully presented accommodation throughout. Highlights include two double bedrooms, an open plan living space, family bathroom, allocated parking space and two balconies. The property makes for a superb investment purchase or first time buy and we would advise early inspections.



# Property Details.

## Upper First Floor

### Entrance Hallway

Wood effect flooring, airing cupboard, storage cupboard, intercom system and electric heater, doors to;

### Living Room/Kitchen/Dining Area



20' 4" x 14' 11" ( 6.20m x 4.55m ) A range of matching base and eye level units, integrated, electric oven and hob, washing machine, dishwasher and fridge/freezer, one and a half stainless steel sink and drainer unit, wood effect floor and electric heater, sliding doors to private balcony

## Master Bedroom



13' 10" x 8' 8" ( 4.22m x 2.64m ) Fitted wardrobe and storage, electric heater, sliding door to private terrace, door to:

### En Suite



Tiled floor, part tiled walls, extractor fan, shower cubicle, low level WC, heated towel rail.

# Property Details.

## Bedroom Two



11' 3" x 9' 11" ( 3.43m x 3.02m ) Electric heater, UPVC window to front aspect.

## Family Bathroom



Tiled floor, part tiled walls, extractor, panel bath with shower attachment over, low level w/c and hand wash basin.

## Outside



This property benefits from a private balcony accessible from the living room and an additional terrace where the access is provided via the principle bedroom, suitable for outside dining or entertaining. This property further benefits from an allocated underground parking space.

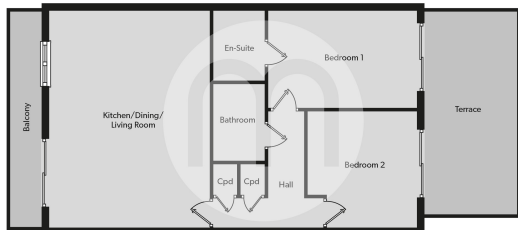
## Agents Notes & Lease Information



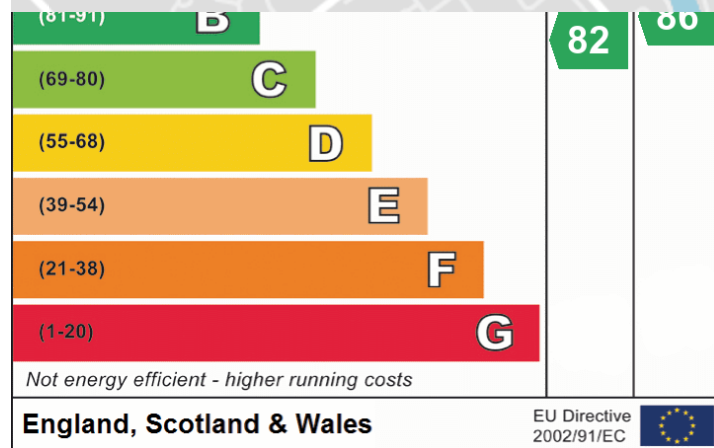
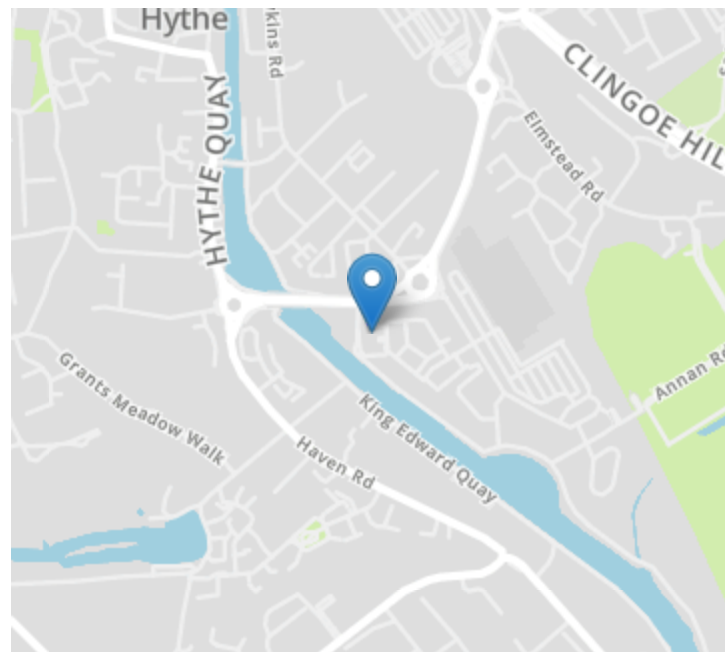
We have been advised by the seller that there is currently 136 years remaining on the lease. Service charges and ground rent TBC.

# 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.