



Quayside Drive, Colchester, CO2 8GQ Offers In Excess Of £125,000



****CHAIN FREE - LARGER THAN AVERAGE 1 BED WITH CANAL VIEWS, ON THE DOORSTEP OF ESSEX UNIVERSITY ****

OC Homes are delighted to offer this contemporary one-bedroom apartment on the first floor of the sought after Quayside Drive development, conveniently located within close proximity of Hythe train station and a number of local amenities.

The apartment is larger than average at 661 sq ft. Accommodation comprises; entrance hallway, w/c, storage cupboards, three piece bathroom suite, double bedroom, as well as a bright and spacious open plan reception room with modern kitchen, with Juliette balcony overlooking the Canal. There is also an allocated underground parking space.

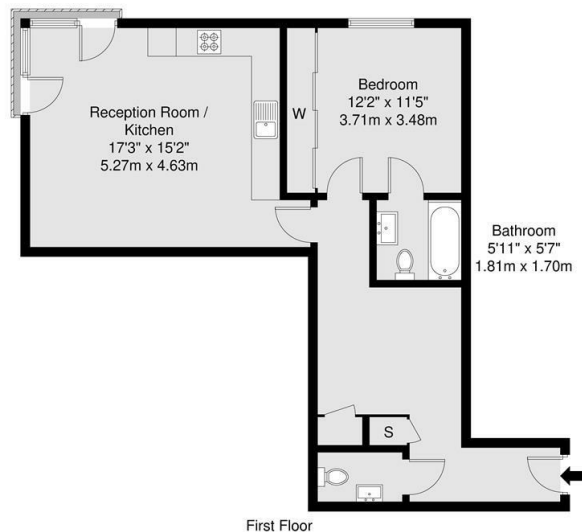
The property is conveniently located in Colchester, close to a choice of shops, bars, and restaurants, as well as Hythe mainline railway station, which provides direct access into London with services to Liverpool Street, calling at Stratford. The property is offered chain free and is ideal for first time buyers and buy to let investors. To arrange a viewing please call the OC Homes Sales team now.

- LARGER THAN AVERAGE 1 BED FLAT
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- 661 SQ FT
- JULIETTE BALCONY
- CLOSE TO HYTHE STATION
- VIEWS OVER THE CANAL
- CHAIN FREE

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA)
The total of this property.
61.5 sq m / 661 sq ft

TOTAL STORAGE SPACE
Storage area measured 1000 mm.
3.2 sq m / 34 sq ft

EXTERNAL FEATURES
Closes: Sliding, Trench, Windowsills.
0.6 sq m / 6 sq ft

RESTRICTED HEADHEIGHT
Limited areas under 1.9m.
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 82 | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | 79 | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.