

## For Sale

Guide Price **£180,000** Leasehold



## Quayside Drive Colchester CO2 8GT

Perfect for both First Time Buyers and investors alike this well-presented apartment must be viewed to appreciate the accommodation on offer.

- Energy Rating: C
- NO ONWARD CHAIN
- TURN KEY INVESTMENT OPPORTUNITY
- 8.5% YIELD PCM\*\*
- TENANTS IN SITU

# Property Details

Entrance Hall

Bathroom

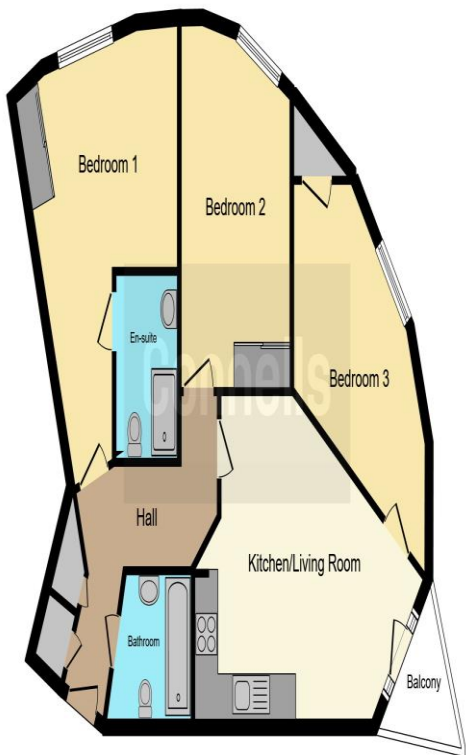
Bedroom One 9' x 8' ( 2.74m x 2.44m )

En-Suite

Bedroom Two 8' x 11' ( 2.44m x 3.35m )

Bedroom Three 8' x 10' ( 2.44m x 3.05m )

Lounge / Kitchen 11' 3" x 12' 6" ( 3.43m x 3.81m )



To view this property please contact Connells on

**T 01206 547 431**  
**E [colchester@connells.co.uk](mailto:colchester@connells.co.uk)**

3a High Street  
COLCHESTER CO1 1DA

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: CCH308078 - 0005

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold packs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.  
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