



**Marine House, Quayside Drive, Colchester, CO2 8FX**

**welcome to**

## **Marine House, Quayside Drive, Colchester**

- NO ONWARD CHAIN
- Modern Ground Floor Apartment
- Open Plan Living Accommodation
- Double Bedroom
- Bathroom
- Communal Parking & Gym
- Close To Hythe Train Station

Tenure: Leasehold EPC Rating: C

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.

*offers in excess of*  
**£100,000**

**view this property online** [williamhbrown.co.uk/Property/CCS119599](http://williamhbrown.co.uk/Property/CCS119599)



**Property Ref:**

CCS119599 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**Offered with NO ONWARD CHAIN, this ground floor apartment is situated in the Hythe area of Colchester, offering excellent access to local amenities such as Tesco and the Hythe train station, as well as being within close proximity of the University of Essex.**

**Communal Entrance Door To:**

**Communal Entrance Hall**

**Entrance Door To:**

**Entrance Hall**

Radiator, laminate flooring, doors to:

**Kitchen / Lounge / Diner**

19' 8" x 9' 10" ( 5.99m x 3.00m )

Upvc double glazed window, upvc double glazed patio door, laminate flooring, radiator. Base and eye level units, work surfaces, inset stainless steel sink and drainer unit, integrated oven and electric hob with extractor over, washing machine and fridge/freezer.

**Bedroom**

12' 9" max x 8' 9" max ( 3.89m max x 2.67m max )

Upvc double glazed window, radiator, laminate flooring, radiator, built-in cupboard.

**Bathroom**

Panel enclosed bath with shower over, low level w.c., wash hand basin, laminate flooring, upvc double glazed window.

**Outside**

The property benefits from communal parking. There is also a communal gym.



**william h brown**



**01206 577772**



[Colchester@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



[williamhbrown.co.uk](http://williamhbrown.co.uk)