



Marine House, Quayside Drive, Colchester, CO2 8FX

welcome to

Marine House, Quayside Drive, Colchester

- Ground Floor Apartment
- Open Plan Lounge/Diner/Kitchen
- One Bedroom
- Bathroom
- Allocated Parking
- Good Access To Train Station, Amenities & University

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1800.00

Ground Rent: 200.00

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.

£125,000

view this property online williamhbrown.co.uk/Property/CCS121096



Property Ref:

CCS121096 - 0003

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.

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Offered with NO ONWARD CHAIN this one bedroom ground floor apartment is situated in the Hythe area of Colchester, offering excellent access to the train station, River Colne and University of Essex.

The property could be an ideal first time purchase or investment.

Communal Entrance Door To:

Communal Entrance Hall

With door to:

Personal Entrance Door To:

Hallway

Carpet, radiator, doors to:

Lounge / Diner / Kitchen

18' 4" x 9' 9" (5.59m x 2.97m)

Laminate wood flooring, upvc double glazed doors to front giving access to Balcony, radiator. Kitchen area comprising range of base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with extractor over, integrated fridge/freezer, space for washing machine, upvc double glazed window.

Bedroom

12' 2" x 8' 9" (3.71m x 2.67m)

Upvc double glazed window, radiator, carpet, storage cupboard.

Bathroom

Panel enclosed bath with shower over, low level w.c., wash hand basin, heated towel radiator, upvc double glazed window.

Outside

The property benefits from one parking space.



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