



1 bedroom Apartment located in Colchester.

Guide Price
£125,000 - £140,000

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JOHN ALEXANDER
ESTATE AGENTS

Marine House, Quayside Drive Colchester CO2 8FX



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FULL DESCRIPTION

THE HOME

GUIDE PRICE £125,000 TO £140,000

John Alexander is pleased to present to market this deceptively spacious one-bedroom top-floor apartment offered with no onward chain and located in a desirable area close to local amenities. Great opportunity for first time buyers or investors due to the close proximity to the University of Essex, book a viewing today to avoid disappointment.

Hall

Communal entrance door leading to staircase giving access to all floors. Entrance door to entrance hall with radiator, intercom

Living Room/Diner/Kitchen Area

9'11" x 18'5" (3.02m x 5.61m). Double glazed patio doors to rear giving access to balcony, radiator, telephone point. Kitchen Area: wall mounted units, cooker hood, larder style unit with built-in fridge/freezer, four ring electric hob and stainless steel sink unit inset to work surface with cupboards and drawers under and incorporating electric oven and washing machine, under unit lighting

Balcony

9'11" x 4'8" (3.02m x 1.42m). Glass and stainless steel balustrade.

Bedroom

8'11" x 12'1" (2.72m x 3.68m). Double glazed window to rear, radiator, built-in storage cupboard

Bathroom

8'11" x 6'5" (2.72m x 1.96m). Low level WC, pedestal wash hand basin, panelled bath with shower above and shower screen, tiled splash backs, heated towel rail, extractor fan

Outside

Allocated and visitors parking

LOCATION

Situated in the heart of Colchester, marine House on Quayside Drive offers an enviable waterfront location that combines modern living with the charm of this historic town. The area is known for its picturesque views of the River Colne, providing residents with a serene environment while remaining easily accessible to local amenities.

Just a short stroll away, you'll find a variety of shops, cafes, and restaurants that cater to diverse tastes, perfect for both casual dining and special occasions. The vibrant city centre is within easy reach and Essex University is also close by providing convenience for students.

For those who enjoy outdoor activities, the nearby parks and green spaces offer plenty of opportunities for leisurely walks, cycling, and picnicking. The well-connected transportation links, including bus and train services, ensure that commuting to nearby cities such as London and Chelmsford is convenient and straightforward.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

DIRECTIONS

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