



QUAYSIDE DRIVE, COLCHESTER, ESSEX, CO2

GUIDE PRICE £135,000





EXCELLENT INVESTMENT OPPORTUNITY - PHD Students in situ with two-year contract to 31st August 2026 with a break clause August 2025, currently achieving £1,000pcm. Ideally located near the University this two-bedroom, second floor apartment offers excellent accommodation with an open plan lounge/kitchen/diner, main bedroom with ensuite shower room, main bathroom and second double bedroom. The property further benefits from having one allocated parking space.

ENTRANCE HALLWAY

Laminate flooring, electric wall heater, storage cupboard and doors to bathroom, both bedrooms and living area.

BATHROOM

Vinyl flooring, double glazed window to rear, heated towel rail and full suite comprising of a bath with shower over, WC and wash hand basin.



BEDROOM ONE

12' 8" x 9' 5" (3.86m x 2.87m) Fitted carpet, double glazed window to front, built in wardrobes with mirrored sliding doors, door to ensuite shower room, double bed and base with mattress, desk, desk chair, bedside table and plastic chest of three drawers.

ENSUITE

Vinyl flooring, heated towel rail, shower cubicle, WC and wash hand basin.

BEDROOM TWO

9' 9" x 8' 3" (2.97m x 2.51m) plus door recess Fitted carpet, double glazed window to rear, electric wall heater, built in wardrobes with mirrored sliding doors, double bed and base with mattress, bedside table, desk and desk chair.

KITCHEN AREA

9' 1" x 8' 8" (2.77m x 2.64m) Laminate flooring, double glazed window to rear, eye and base level units, stainless steel sink with drainer, built in hob & oven with extractor fan, built in microwave, integrated dishwasher, integrated washing machine and integrated fridge freezer.



LIVING ROOM

16' 5" x 16' 1" (5m x 4.9m) Laminate flooring, electric wall heaters, double glazed french doors to balcony, sofa bed, two seater sofa, arm chair, coffee table, side table, bookshelf, shelving unit, TV stand and dining table.

PARKING

Allocated space for one vehicle.

Current rent of £1,000pcm, possible increase to £1,100pcm - £1,200pcm after the current contract ends.

Current Service Charge £3,546pa paid in six monthly intervals, service charge budget to 30/09/25.

Ground rent £226.00pa, paid half yearly.

Lease 135 years from 2005.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		