



Jackson & Co



## Quayside Drive

Colchester, CO2 8GN

Guide Price £180,000 – £190,000

\*\*\* £180,000 - £190,000 \*\*\*

A well presented two bedroom apartment located in the popular location of the Hythe in Colchester, the property benefits from having a en-suite and a river facing L shaped balcony. Currently let for £1100 pcm.



# Property Features

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- TWO BEDROOMS
- EN-SUITE
- BALCONY
- YIELD OF 6.9% - 7.3%
- HYTHE LOCATION
- MODERN
- CLOSE TO HYTHE STATION
- OPEN PLAN
- CURRENTLY LET FOR £1100
- CLOSE TO ESSEX UNIVERSITY

## Full Description

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### ENTRANCE HALL

Storage cupboard, airing cupboard and doors to;

### MASTER BEDROOM

12' 6" x 9' 8" (3.81m x 2.95m) Built in wardrobes, double glazed window to rear, heater and door to;  
En-suite

### ENSUITE

Low level WC, wash hand basin, enclosed shower cubicle and a chrome heated towel rail.

### BATHROOM

Low level WC, pedestal wash hand basin, chrome heated towel rail and a panelled bath with shower over.

### BEDROOM TWO

10' 5" x 11' 3" (3.18m x 3.43m) Double glazed window to side and heater.

### OPEN PLAN/LIVING/DINING AREA

17' 4" x 16' 2" (5.28m x 4.93m) Matching base and eye level units, integrated fridge/freezer, cooker with four ring electric hob and extractor above, washing machine, two heaters, multiple double glazed windows and door to balcony

### AGENTS NOTES

Service Charge (EPA) £1,100

Ground Rent (EPA) £250

Leasehold (138 Years)

EPC - C Rating

Council Tax Band





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	79   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

60 Caelum Drive  
 Colchester  
 Essex  
 CO2 8FP

www.jackson-ps.co.uk  
 sales@jackson-ps.co.uk  
 01206 863900

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements