



Jackson & Co



Pier Wharf

Quyside Drive, Colchester, Essex, CO2 8GN

Guide Price £180,000 - £190,000

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Property Features

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING ROOM/KITCHEN
- TWO BALCONIES
- BATHROOM
- SUPERBLY PRESENTED
- PARKING SPACE
- CLOSE TO UNIVERSITY OF ESSEX

Full Description

ENTRANCE HALL

"L" shaped with three storage cupboards, doors to:

OPEN PLAN LIVING ROOM/KITCHEN

21' 9" x 15' 4" (6.63m x 4.67m) Wood effect flooring, double glazed door and window to the balcony.

KITCHEN AREA

Fitted with modern units with ample work surfaces with cupboards and drawers under. Built in four ring ceramic hob, electric oven with extractor over, integrated fridge/freezer and washing machine, wall mounted cabinets.

BEDROOM ONE

12' 4" x 12' 1" (3.76m x 3.68m) Double glazed door and window to the balcony, built in mirrored double wardrobe.

ENSUITE

Comprising double shower cubicle, low level WC, hand basin with mixer taps.

BEDROOM TWO

13' 2" x 9' 9" (4.01m x 2.97m) Two double glazed windows to the front.

BATHROOM

Comprising of panelled bath with mixer taps and shower attachment, hand basin with mixer taps, low level WC, chrome heated towel rail.

OUTSIDE

The property benefits from having two balconies with roofline views towards the university and an allocated underground parking space.

AGENTS NOTE

Tenancy agreement signed until 26/9/2023 with rent £1,195pcm Leasehold remaining: 155 years from April 2005 - 137 years remaining.

Service charge £1,151.28 per annum paid bi-annually on 1st April & 1st October.

Ground Rent: £250.00 annually paid half on 1st April and half on 1st October.

EPC rating - C

Council Tax Band - B



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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