



Quayside Drive, Colchester, CO2 8GQ

£950 Per Calendar Month



MODERN & SPACIOUS 1 BEDROOM APARTMENT WITH CANAL VIEWS – WALKING DISTANCE TO ESSEX UNIVERSITY & HYTHE STATION

OC Homes are pleased to present this beautifully maintained one-bedroom apartment available to rent, situated on the first floor of the popular Quayside Drive development in Colchester.

Spanning approximately 661 sq ft, this larger-than-average apartment features a bright and spacious open-plan living and kitchen area with a Juliette balcony offering tranquil canal views, a generous double bedroom, a modern three-piece bathroom suite, a separate guest W/C, and plenty of storage. The property also benefits from an allocated underground parking space.

Ideally located within walking distance to Essex University, Hythe Train Station, and a range of local shops, bars, and restaurants. With excellent transport links into London Liverpool Street via Stratford, the property is perfectly suited for professionals, students, or couples.

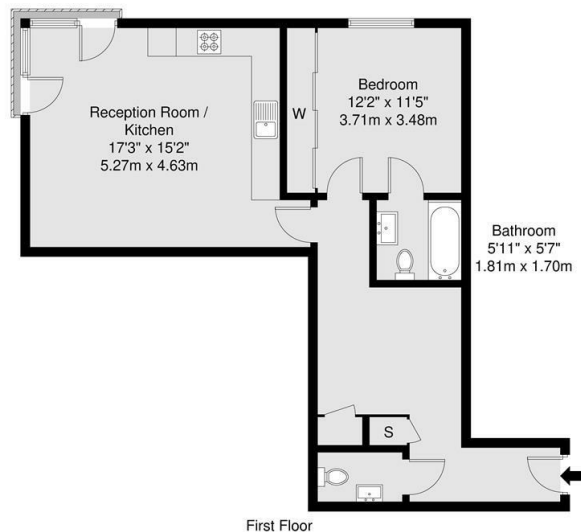
AVAILABLE NOW. Contact the OC Homes Lettings Team today to arrange a viewing!

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.

- LARGER THAN AVERAGE 1 BED FLAT
- UNDERGROUND PARKING SPACE
- EXCELLENT TRANSPORT LINKS
- 661 SQ FT
- JULIETTE BALCONY
- CLOSE TO HYTHE STATION
- VIEWS OVER THE CANAL
- AVAILABLE NOW





GROSS INTERNAL AREA (GIA)
The total area of the property.
61.5 sq m / 661 sq ft

TOTAL STORAGE SPACE
Storage area including wardrobes.
3.2 sq m / 34 sq ft


EXTERNAL FEATURES
Garden, Driveway, Terrace, Fenced area etc.
0.6 sq m / 6 sq ft


RESTRICTED HEAD HEIGHT
Lowered ceiling area under 1.9m.
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		79	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.