



- Ground Floor Apartment With French Doors
- Two Bedrooms
- Gas Central Heating
- Modern Kitchen
- Off Road Parking
- Garage
- Lower Wivenhoe Location
- Walking Distance Of Wivenhoe Quay
- Minutes Walk Of Train Station
- Communal Garden

**1 Mulberry Harbour Way, Wivenhoe,
Colchester, Essex. CO7 9TB.**

A charming two bedroom ground floor apartment positioned in lower Wivenhoe within minutes of the waterfront and mainline train station. Located in a quiet cul-de-sac, it offers two bedrooms, bathroom, living/dining room with French doors, modern kitchen, garage, parking and communal garden. Early viewing highly advised to avoid disappointment.



Property Details.

Living Accommodation

Entrance Lobby

11' 01" x 6' 07" (3.38m x 2.01m) Wooden front, radiator, airing cupboard, storage cupboard and ceiling smoke alarm.

Living Room



14' 0" x 13' 01" (4.27m x 3.99m) Double glazed windows to front and French doors opening onto front communal garden, radiator and arch way leading to:

Kitchen



8' 11" x 7' 10" (2.72m x 2.39m) Double glazed window to front, fitted kitchen, including a range of wall and base gloss units, laminate worktop, tiled splash back, inset one and half bowl sink, cooker, gas hob, over head cooker hood, washing machine and space for fridge/freezer.

Bedroom One



13' 05" x 9' 0" (4.09m x 2.74m) Double glazed bay window to rear, radiator and double fitted wardrobe.

Property Details.

Bedroom Two



10' 11" x 6' 09" (3.33m x 2.06m) Double glazed window to rear and radiator.

Garage & Off Road Parking



Allocated parking, garage with up and over door.

Family bathroom



8' 08" x 7' 11" (2.64m x 2.41m) Double glazed obscure window to side, radiator, part tiled walls, panelled bath, tiled floor, wash hand basin and low level WC.

Outside

Communal Garden

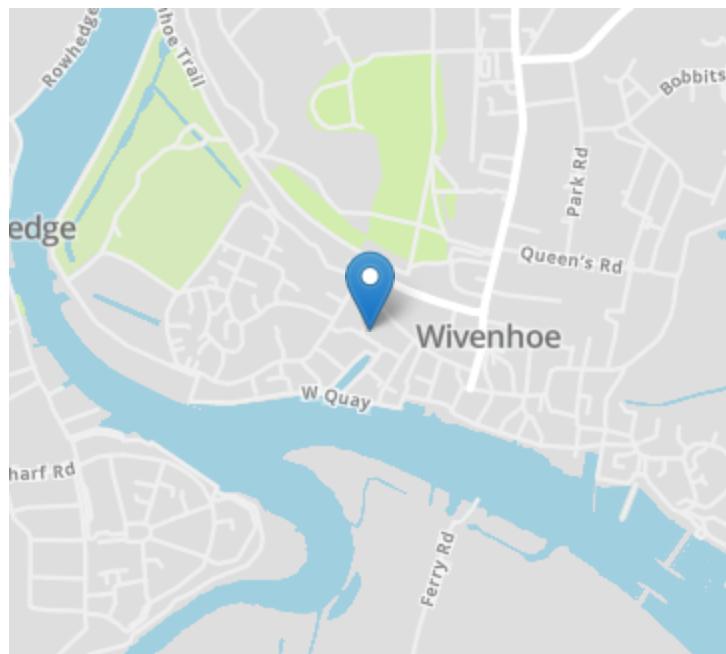
West facing rear communal garden mainly laid to lawn, retained by brick wall, with gated access.

Property Details.

Floorplans



Location



TOTAL FLOOR AREA: 584 sq.ft. (54.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the descriptions contained here, measurements of doors, windows, horns and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

