



- First Floor Apartment
- Off Road Parking
- Communal Garden
- Living Room
- Family Bathroom
- Kitchen
- Walk Distance To Public Transport
- Chain Free

**Flat 5 The Old Forge, The Cross,
Wivenhoe, Colchester, Essex. CO7 9QL.**

One bedroom apartment within easy reach of Essex University and train station. Offering kitchen, living room, bedroom, bathroom, allocated parking and communal gardens. Offered for sale with no onward chain, viewing is highly advised to avoid disappointment.



Property Details.

Ground Floor

Entrance Hall

Wooden front door, stairs to first floor, fuse box.

Landing

Landing

Airing cupboard and loft access.

Living Room



12' 11" x 12' 0" (3.94m x 3.66m) Double glazed window to rear, storage heater.

Kitchen



8' 09" x 5' 06" (2.67m x 1.68m) Double glazed window to rear, a range of wall and base units, laminate worktop, tiled splash back, inset sink, electric oven, induction hob, inset sink, space for fridge and washing machine.

Bedroom



10' 10" x 11' 9" (3.30m x 3.58m) Double glazed window to front, storage heater.

Property Details.

Family Bathroom



8' 7" x 4' 5" (2.62m x 1.35m) Double glazed window to front, tiled walls and floor, panelled bath with over head shower, low level WC, wash hand basin.

Outside

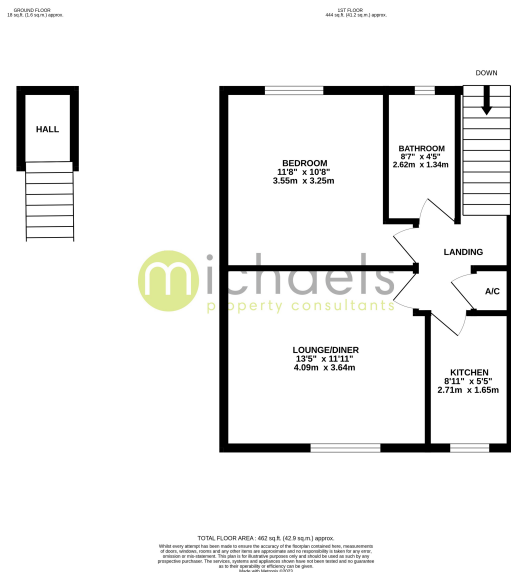
Rear Garden & Parking.



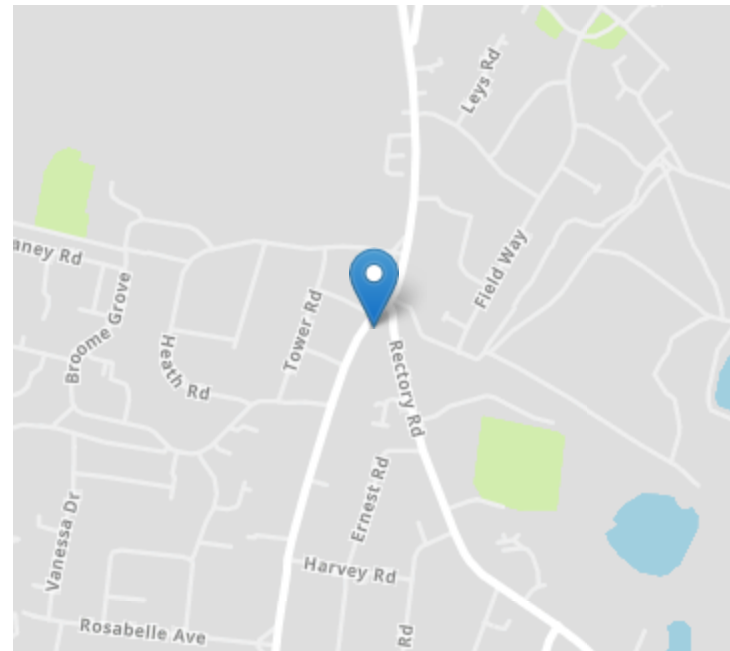
Off road parking and shared communal garden.

Property Details.

Floorplans



Location



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.