



- Share of Freehold
- Two Good Sized Bedrooms
- Communal Gardens
- Garage & Parking
- Modernised Throughout
- 18ft Lounge/Diner

Flat 4, 118 The Avenue, Wivenhoe, Colchester, Essex. CO7 9PP.

A wonderfully presented and modernised spacious first floor apartment in this small complex situated in central Wivenhoe with beautiful gardens, garage and off road parking. The current owners have installed a new kitchen, shower room, cloakroom, decorated and updated throughout to give a lovely space for anyone to live in. There are two good sized bedrooms, ample storage cupboards, gas central heating and an 18' Lounge/Diner. Call for more details.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor.

First Floor

Shared Landing

Shared landing with one other apartment only, window to rear and private door to apartment.

Entrance Hall

With radiator, airing cupboard and doors to.



Kitchen



9' 8" x 9' 0" (2.95m x 2.74m) Window to side, pantry storage cupboard, a range of fitted units and drawers with worktops over, inset sink and drainer, matching eye level units, space for washing machine, tumble dryer and dishwasher, space for cooker with extractor over, space for fridge/freezer.



Lounge/Diner



18' 0" x 14' 1" (5.49m x 4.29m) With two windows to front, radiator, fitted boiler cupboard, TV point and opening to Kitchen.

Bedroom One



14' 0" x 10' 1" (4.27m x 3.07m) Window to rear, radiator, fitted wardrobe.

Property Details.

Bedroom Two



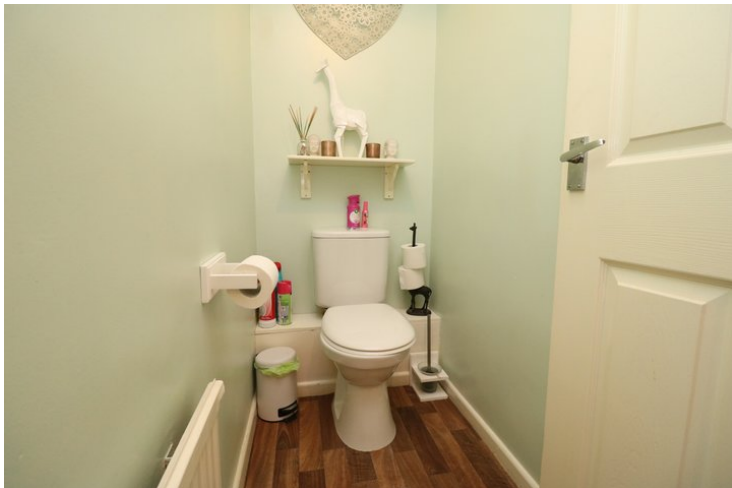
14' 0" x 8' 1" (4.27m x 2.46m) Window to rear, radiator.

Shower Room



Walk in shower cubicle, pedestal wash hand basin, heated towel rail.

Cloakroom



Close coupled WC, radiator.

Outside

Communal Gardens



wrapping around the properties and mainly laid to lawn with clothes drying areas and various shrubs and plants.

Garage and Parking

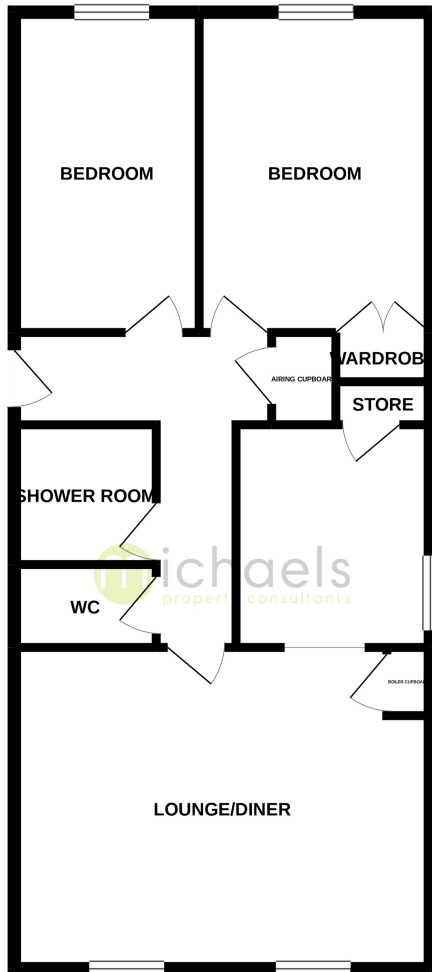


Garage offers up and over door to front with parking space in front of the door.

Property Details.

Floorplans

GROUND FLOOR
768 sq. ft. (71.3 sq. m.) approx.



FLAT 4 118 THE AVENUE

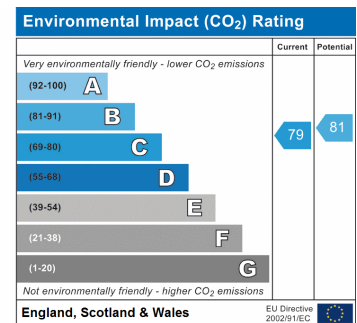
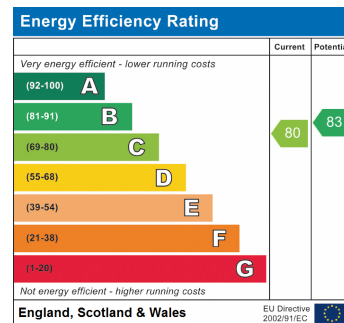
TOTAL FLOOR AREA: 768 sq. ft. (71.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.