



- Outstanding Views
- Chain Free Sale
- Waterfront Apartment
- Ground Floor
- Two Bedrooms
- Two Bathrooms
- Parking Space
- Beautifully Presented

## 7 The Shipwrights, Wivenhoe, Colchester, Essex. CO7 9DW.

Rarely available is this stunning ground floor waterfront apartment in prime position on Wivenhoe Quay. With life on one level and glorious river views this spacious two bedroom home offers wonderful living space with a generous lounge/diner, modern kitchen, modern shower room and en-suite. There are also communal gardens, and allocated parking space. Being directly on the river this also gives access to the local pubs, shops and restaurants and the mainline station with fast links to London Liverpool Street.



# Property Details.

## All accommodation ground floor

### Entrance

To the front of the property there is a secure communal entrance in to the communal hall and then a private door to this apartment, there are also doors directly on to the quay which can be used for access.

### Entrance Hall



With wood flooring, two storage cupboards, and doors to.

### Lounge/Diner



24' 9" x 15' 1" (7.54m x 4.60m) Two windows to rear overlooking the river, window to side with river views and French doors to the river, radiators, TV point, wood flooring.

### Kitchen



12' 3" x 7' 1" (3.73m x 2.16m) Window to side, tiled floor, a modern range of fitted units and drawers with worktops over, inset sink and gas hob and extractor over, fitted ovens, space for washing machine, space for fridge/freezer, matching eye level units, tiled splashbacks.

### Bedroom One



16' 6" x 9' 1" (5.03m x 2.77m) Window to side, radiator, two twin wardrobes and door to.

# Property Details.

## En-Suite



Obscure window to side, shower cubicle, close coupled WC, heated towel rail, vanity wash hand basin, shaver point.

## Shower Room



Large walk in shower, vanity wash hand basin, enclosed cistern WC, tiled floor and walls, heated towel rail, shaver point.

## Bedroom Two



12' 3" x 8' 9" (3.73m x 2.67m) Window to side, radiator, full range of fitted wardrobes.

## Outside

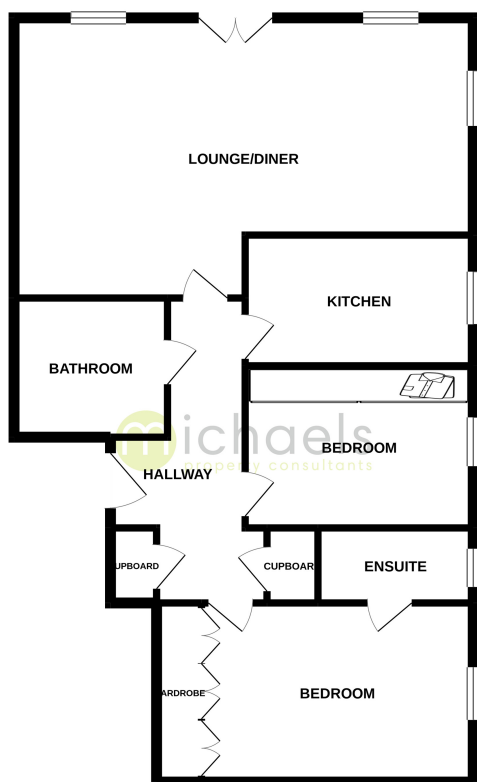


There are communal garden and refuse space and allocated parking space.

# Property Details.

## Floorplans

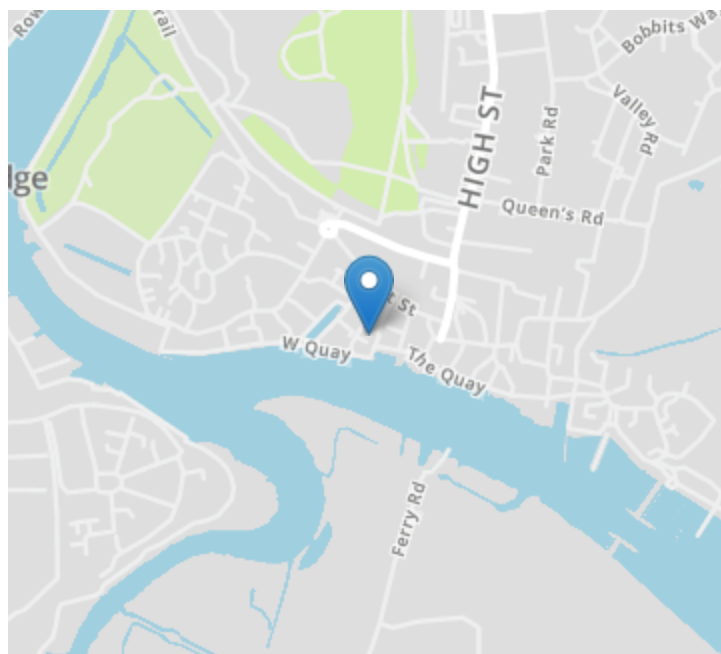
GROUND FLOOR  
907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 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.