



- Chain Free Sale
- Waterfront Apartment
- Garage and Undercroft Parking
- Prominent Position
- Two Bedrooms
- Bathroom and En-Suite
- Incredible Views
- Open Plan Living Accommodation

## 2 The Oyster Catchers, St Johns Road, Wivenhoe, Colchester, Essex. CO7 9FH.

The pinnacle of positions, this incredible home sits directly on the riverfront with a private garden terrace wrapping around the accommodation giving incredible views over the river and wet dock across to Rowhedge. Idyllically situated for manline station access with links to London Liverpool Street in just over the hour, Wivenhoe's excellent array of pubs, shops and restaurants, waterside walks and nautical adventures. Highlights include two bedrooms, en-suite, generous reception rooms, french doors to garden terraces, Private riverfront garden, garage, undercroft parking space and beautifully presented contemporary accommodation throughout. Offered Chain Free, please call for details.



# Property Details.

All accommodation on ground floor

## Entrance Hall

Accessed via secure entry system with doors and stairs to apartments, private entrance door leads to.

## Dining Hall



32' 7" x 12' 0" (9.93m x 3.66m) An impressive open plan room with oak flooring throughout, two radiators, inset lighting, window to side, cloaks cupboard, boiler cupboard, open to hallways, living room and door to kitchen.

## Inner Hall

Open to living room and bedroom.

## Living Room



22' 2" x 16' 5" (6.76m x 5.00m) Situated to the rear of the building facing the river and with windows to rear and side, french doors to garden terrace, oak flooring, two radiators, inset lighting.

## Bedroom Two



11' 5" x 9' 9" (3.48m x 2.97m) Currently used as an office with access via doorless opening with window to rear offering waterfront views, oak flooring, fitted shelving, radiator.

# Property Details.

## Bedroom One



16' 4" x 10' 1" (4.98m x 3.07m) French doors to side leading to garden terrace overlooking the wet dock, radiator, inset spotlights, oak flooring and door to en-suite.

## En-Suite



Double shower, underfloor heating, close coupled WC, pedestal wash hand basin, half tiled walls, heated towel rail, recess with storage shelf and mirror.

## Kitchen

14' 1" x 8' 1" (4.29m x 2.46m) A range of fitted units and drawers with worktops over, inset sink, matching eye level units, spaces for appliances, airing cupboard, storage cupboards, radiator.

## Bathroom



Panel Bath, close coupled WC, wall hung wash hand basin, half tiled walls, extractor.

## Outside

### Garden Terrace



Wrapping around the apartment and enclosed by railing, block paved, a good variety of plants and shrubs, watering system, incredible views over the river and wet dock.

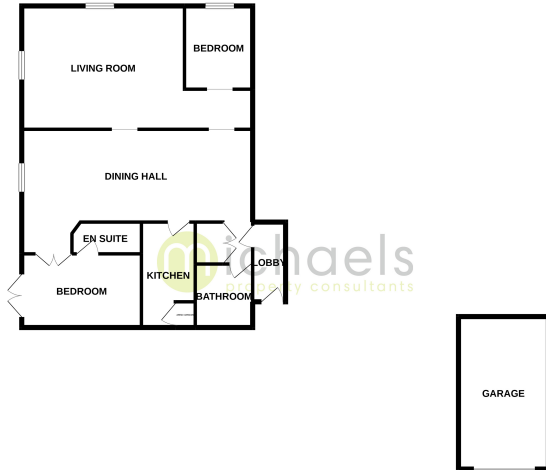
### Garage and Parking

Garage is found adjacent to the property whilst the parking space is found undercroft at the property.

# Property Details.

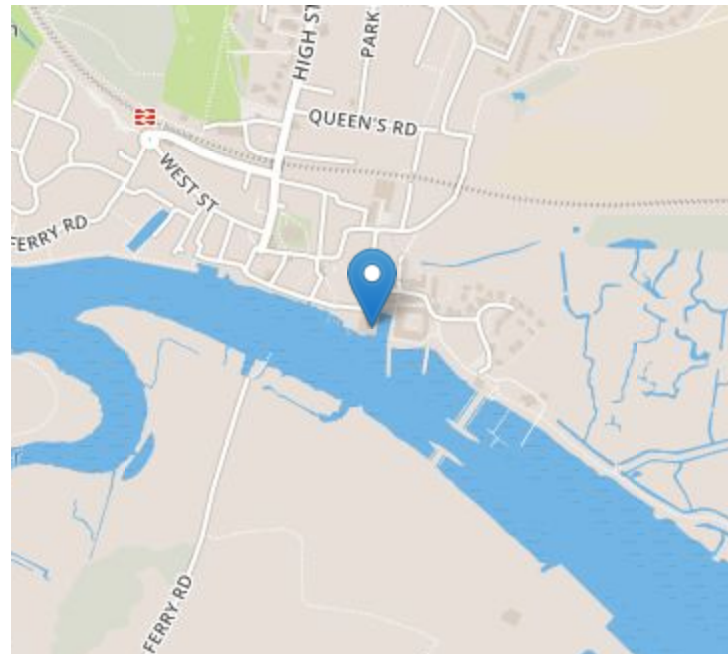
## Floorplans

GROUND FLOOR  
1389 sq.ft. (129.0 sq.m.) approx.



TOTAL FLOOR AREA: 1389sq.ft. (129.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of actual buildings may vary slightly from those shown on the floor plan. The plan is for information only and should not be used as a guide for any other purpose. The agent is not responsible for any errors or omissions. Plans are subject to change without notice.  
Plan with Image 01/2017

## 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.