



- Chain Free
- Ground Floor Apartment
- Close To Station And Amenities
- Conservatory
- Gas Central Heating
- Secluded Rear Garden
- Front Garden
- Shower Room

23 The Avenue, Wivenhoe, Colchester, Essex. CO7 9AQ.

Offered with no onward chain is this brilliant ground floor maisonette with its own private secluded rear garden. Situated within easy reach of great amenities like the mainline station with fast links to London Liverpool Street in just over the hour, Essex University and of course the brilliant waterfront and quayside. Highlights include bedroom, shower room, lounge/diner, conservatory, private garden and front garden access. Call to view.



Property Details.

All On Ground Floor

Entrance Hall

Radiator and doors leading to.

Shower Room



Obscure window to front, shower enclosure, wash hand basin, close coupled WC, tiled walls.

Bedroom



12' 0" x 7' 11" (3.66m x 2.41m) Window to rear, radiator.

Lounge/Diner



15' 0" x 9' 5" (4.57m x 2.87m) Sliding door to kitchen, fireplace with gas fire, radiator, glazed door to conservatory.

Property Details.

Kitchen



13' 10" x 6' 0" (4.22m x 1.83m) Window to front, fitted airing cupboard, a range of fitted units and drawers with worktops over, inset sink and drainer, space for cooker, space for washing machine, space for oven, matching eye level units, tiled splashbacks.

Conservatory



13' 7" x 10' 4" (4.14m x 3.15m) Upvc construction, door to garden.

Outside

Rear Garden



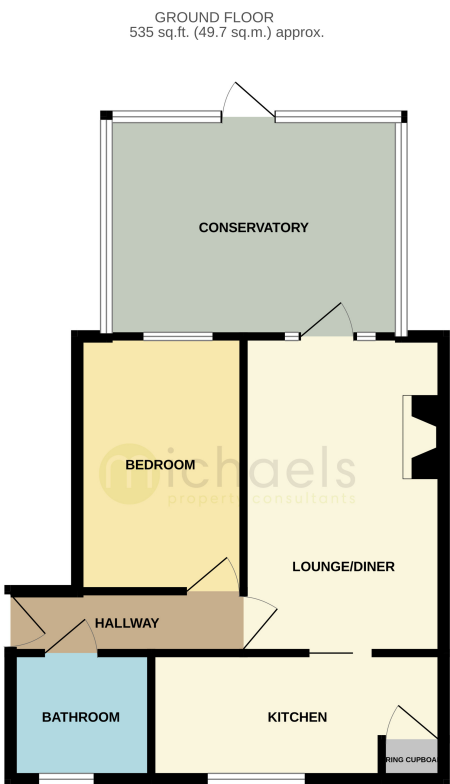
Laid to lawn and enclosed by fencing with gated side access, brick built storage shed.

Leasehold

992 Years on lease, Ground Rent £10 per annum Service charge details to be confirmed.

Property Details.

Floorplans

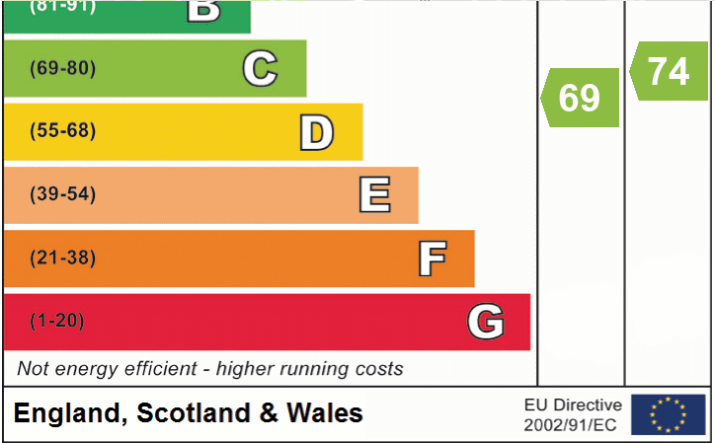
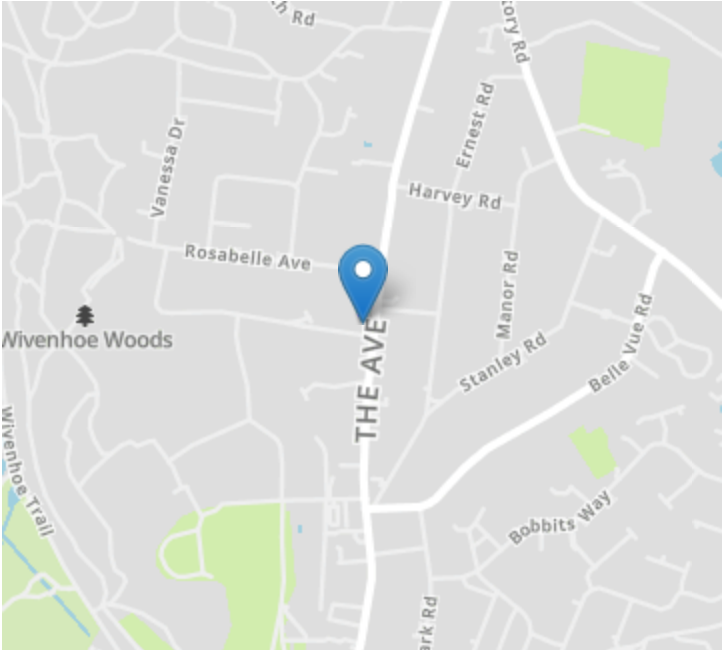


TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 taken 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



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.