



- Luxury Apartment
- High Specification
- Beautifully Presented
- Lower Wivenhoe Position
- Close To Train Station
- Period Property

Flat 5, Jolly House High Street, Wivenhoe, Colchester, Essex. CO7 9AF.

Guide Price £170,000 to £180,000 A unique and stylish converted and refurbished apartment in this beautiful ornate Victorian building in the heart of Wivenhoe. This amazing apartment offers stylish fittings throughout and includes a sash bay Window to front with fitted shutters and many other original features. This landmark building is situated just minutes from mainline station with fast links to London Liverpool Street in just over the hour, the waterfront and quayside, good bus routes, local shops and amenities, various good pubs and restaurants, Essex University and countryside walks on the doorstep.



Property Details.

Communal Entrance

Hall

Accessed via secure intercom system with stairs to all floors, this apartment can be found on the first floor.

First Floor Apartment

Entrance Hall

with doors to.

Open Plan Lounge/Kitchen/Diner



16' 0" x 15' 2" A stylish and contemporary open plan lounge/kitchen with beautiful sash bay window to front with fitted seating/storage and fitted shutters, window to side, solid oak flooring, storage heating, TV point, a contemporary fitted kitchen with marble worktops, inset sink, marble breakfast bar area with lighting over, matching eye level units, integrated fridge/freezer, fitted oven, hob and extractor, washing machine, dishwasher and integrated media system.

Property Details.

Bedroom



11' 0" x 10' 3" With window to rear with fitted shutters, and partial river views, storage heater and door to shower room.

Shower Room



A modern suite to include close coupled WC, wash hand vanity basin and shower cubicle.

Communal Garden

Enclosed by panel fencing, mainly shingled and surrounded by shrubs with drying facilities and for use by all residents.

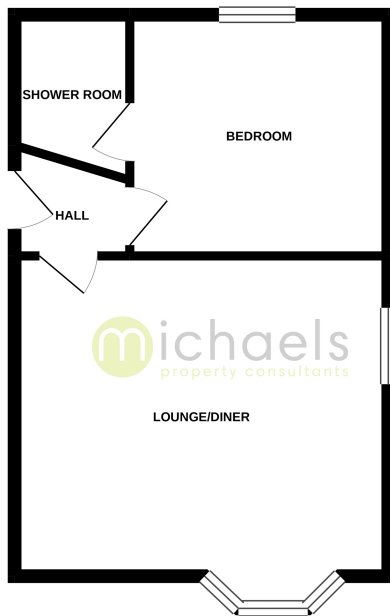
Agents Note

Lease Length: Approx. 123 years remaining Ground Rent: £250 per annum, Service Charge approximately £140 pcm.

Property Details.

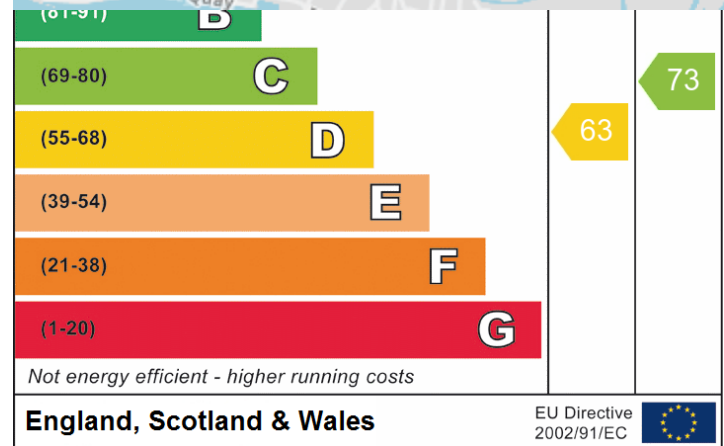
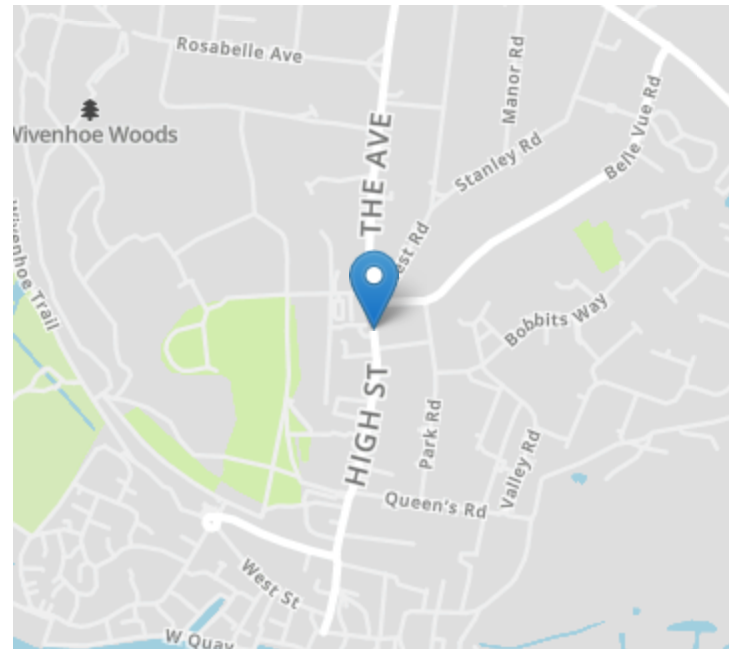
Floorplans

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and the 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. Made with Metreplan 1/2021

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.