



- Waterfront Property
- Penthouse Apartment
- Panoramic Views
- Mooring Available
- Open Plan Design
- Close To Station
- 1768 sq ft of Accommodation
- Sought After Position

## 10 Smugglers Wharf, Quay Street, Wivenhoe, Colchester, Essex. CO7 9FE.

An incredible Waterfront Penthouse in this desirable warehouse conversion sitting proudly of Wivenhoe Quay. Smugglers Wharf was converted by renowned local developers Vaughan & Blyth who purchased the site in 2006, the site itself had most recently been used by Wilkin & Sons of Tiptree as cold storage for its famous fruit jam. With gorgeous open plan and well lit living space and private balcony over looking the river this amazing home must be viewed. Highlights include 30' open plan lounge/kitchen/diner, balcony, three bedrooms, en- suite to master, family bathroom, carport and storage sheds. Wivenhoe Quay is just a short walk to the mainline train station with fast links to London Liverpool Street Station in jut over the hour making it ideal for an easy commute and riverside walks.





# Property Details.

## Entrance

### Communal entrance hall

with secure intercom and stairs to all floors.

### Entrance Hall

Vaulted ceiling, solid wood flooring, storage cupboards with space and plumbing for washing machine and tumble dryer, doors to.

### Open Plan Kitchen/Living/Dining Space



29' 5" x 25' 4" (8.97m x 7.72m) Twin captain windows over looking the river, french doors leading to the balcony, four electronically operated conservation roof lights with rain sensors, exposed beams, wood flooring, radiators, eaves storage cupboards. The Kitchen area is fitted with quality oak units

including glazed wall cabinets, work surfaces finished in an attractive black/coffee coloured granite, spacious island incorporating a breakfast bar with inset Franke sink with waste disposal and Minerva tap, full range of integrated appliances including range master double oven with induction hob and separate grill, overhead extractor, Neff fridge, freezer and dishwasher, built in pull out ironing board and accessible pull out corner unit storage, skylight windows.

### Master Bedroom



16' 4" x 16' 2" (4.98m x 4.93m) with a double glazed window to front, skylight window with sliding blackout blind, exposed beams, generous eaves storage area, door leading to:

# Property Details.

## En- Suite



Skylight window, tiled walls, shower cubicle, twin ceramic sinks, storage unit.

## Bedroom Two

16' 0" x 12' 6" (4.88m x 3.81m) Double glazed window to front, skylight window with electronic blackout blind, built in wardrobe with shelving, eaves storage, exposed beams.

## Bedroom Three

14' 3" x 12' 9" (4.34m x 3.89m) Two skylight windows with electronic blackout blind, vaulted ceiling, built in bookcase providing excellent storage.

## Bathroom



Sunken bath, corner shower, pedestal wash

hand basin, close coupled WC, skylight window, heated towel rail, tiled walls.

## Outside

### Carport Parking



Covered carport provides off road parking, there are two large storage cupboards with power and light connected, communal bin store and outside tap.

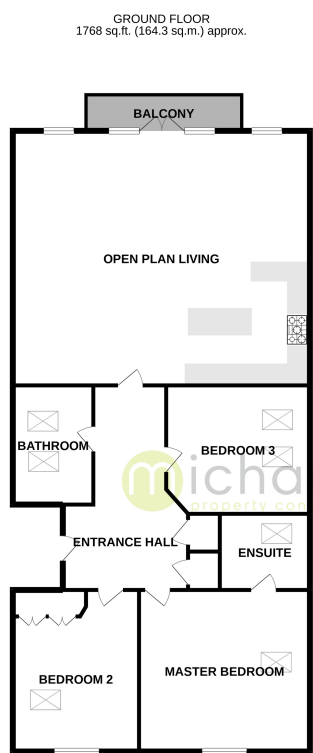
### Mooring



This property offers a quayside mooring licence which is directly adjacent to the property and can be viewed from the living area and balcony.

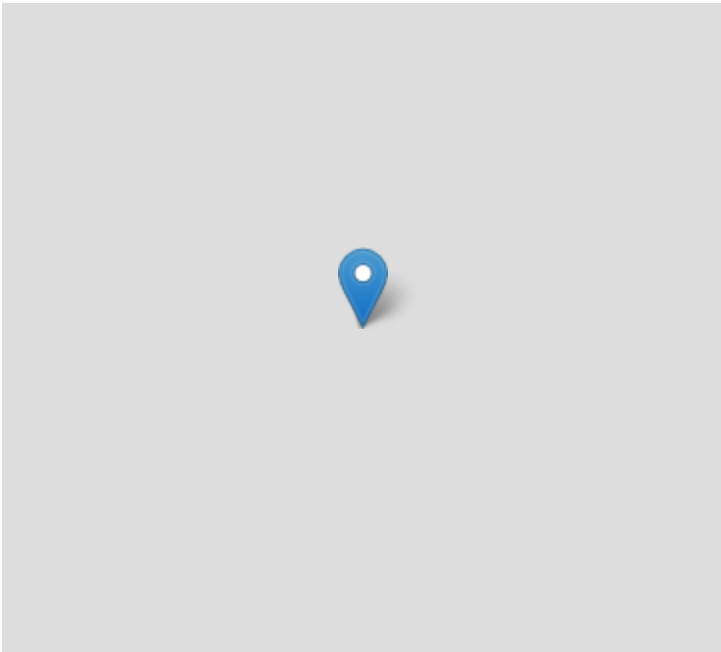
# Property Details.

## Floorplans

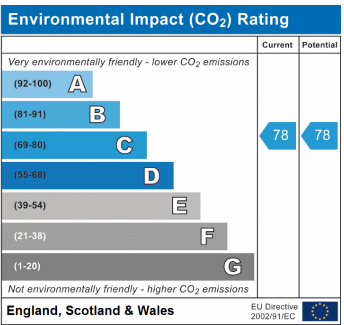
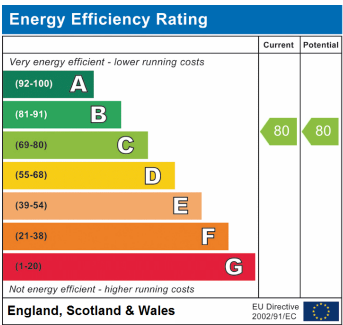


SMUGGLERS WHARF  
TOTAL FLOOR AREA: 1768 sq.ft. (164.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be 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.