



- First Floor Apartment
- Garage & Parking
- Spacious Loft Space
- Modern Open Plan Living/Dining/Kitchen Room
- Bathroom
- Communal Garden
- Lower Wivenhoe Position
- Gas Central Heating

7 Mulberry Harbour Way, Wivenhoe, Colchester, Essex. CO7 9TB.

A charming two bedroom with garage and parking first floor apartment positioned in lower Wivenhoe within minutes of the waterfront and mainline train station. Located in a quiet cul-de-sac. Presented in immaculate condition throughout. Offering two bedrooms with fitted wardrobes, bathroom, living/dining room with French doors, modern kitchen, garage, parking and communal garden. Highly advise a viewing of this light and airy apartment at your earliest conveyance to avoid disappointment.



Property Details.

Living Accommodation

Entrance Hall

10' 11" x 5' 11" (3.33m x 1.80m)

Wooden front door, radiator, airing cupboard, storage cupboard and loft access, (The loft has a built in ladder, boarded and currently used for ample storage)

Kitchen



11' 5" x 8' 8" (3.48m x 2.64m) Window to front, fitted kitchen, inset spot lights, including a range of wall and base units, laminate worktop, tiled splash back, inset one and half bowl sink with right hand drainer, cooker, gas hob, over head cooker hood, space for washing machine, tumble dryer and fridge/freezer.

Living Room/ Diner



14' 4" x 13' 08" (4.37m x 4.17m) Windows to front and French doors opening onto Juliet balcony, space for dining table.

Family Bathroom



9' 3" x 6' 1" (2.82m x 1.85m) Obscure window to side, two heated towel rail, extractor fan, part tiled walls, P shaped bath with over head shower, tiled floor, wash hand basin and low level WC.

Property Details.

Bedroom One



13' 03" x 10' 1" (4.04m x 3.07m) Bay window to rear, radiator and fitted wardrobes.

Bedroom Two



10' 09" x 6' 1" (3.28m x 1.85m) Window to rear, wardrobe and radiator.

Outside

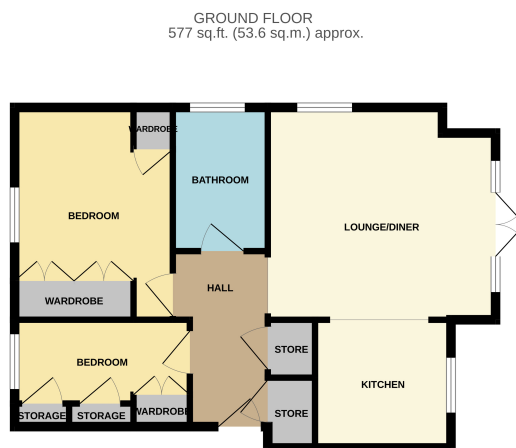
Communal Garden



West facing rear communal garden mainly laid to lawn, retained by brick wall, with gated access. Garage & off road parking. Allocated parking, garage with up and over door.

Property Details.

Floorplans



TOTAL FLOOR AREA: 577 sq ft. (53.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the actual measurements of the property may vary slightly from those shown on the plan. The floor plan is provided as a guide only and should not be relied upon for the purchase of the property. The actual measurements of the property should be taken by a professional surveyor. The floor plan is provided as a guide only and should not be relied upon for the purchase of the property. The actual measurements of the property should be taken by a professional surveyor.

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.