



- Top Floor Apartment
- Juliet Balcony
- Garage
- Open Plan Living Dining Area
- Ample Built in Storage
- Close To Station
- Lower Wivenhoe Position
- Well Presented And Maintained.
- Communal Garden Space

## 10 Old Ferry Road, Wivenhoe, Colchester, Essex. CO7 9SW.

Located in lower Wivenhoe, and just striking distance from the local train station offering fast links to London Liverpool Street, is this well presented one bedroom top floor apartment. As well as being close to the local station, this property offers access to the town's local amenities such as pubs, shops, riverside, schools and cycle routes. Internally the flat has been very well maintained by the current owner and offers one bedroom, bathroom, spacious living accommodation, with generous storage space and garage for off road parking. Call us now to arrange a viewing.



# Property Details.

## Top Floor

### Hallway

Cupboard housing hot water tank, radiator, entry phone, doors to:

### Living/Dining room



18' 1" x 12' 0" (5.51m x 3.66m) Double glazed window to side, French doors to Juliet style balcony, windows either side, two radiators.

### Kitchen



8'8 x 7'3 Double glazed window to front, cupboard housing gas fired boiler supplying domestic hot water and heating, wall mounted units, work surfacing with cupboards and drawers under, inset one and a half bowl sink unit, built-in gas hob with electric oven under, part tiled walls, free standing fridge and freezer, washing machine to remain (STN).

### Bedroom



13'3 x 9'6 Double glazed window to rear, built-in wardrobe, radiator.

# Property Details.

## Bathroom



Double glazed obscure window to rear, bath with shower, WC, wash basin, attractive wall tiling to bath and shower area, radiator.

## Outside

### Communal Garden



Garage with up and over door, communal gardens, laid to lawn.

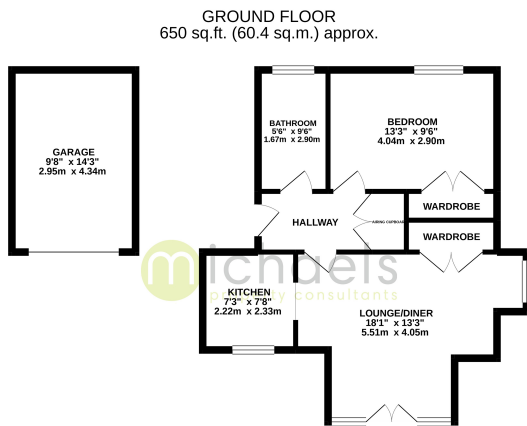
## Lease Details

We have been informed that there is currently 103 years remain on the lease.

Service Charge: £1 227.99 per annum.  
There is no ground rent to be paid.

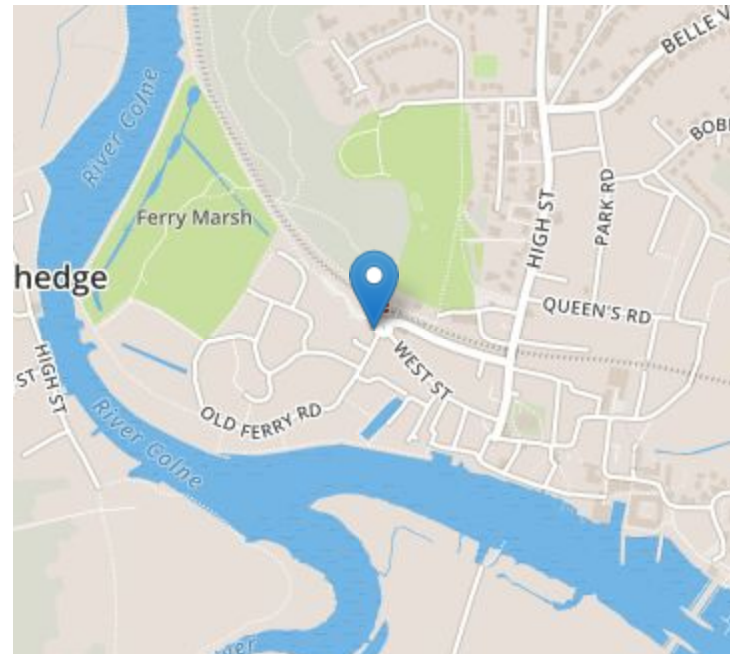
# Property Details.

## Floorplans



TOTAL FLOOR AREA - 650 sq ft (60.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual properties, rooms and plots may differ from the approximate measurements shown on this plan. Measurements are taken from the centre of the room. The actual layout and appearance of the property may vary from the perspective and from the plan. The actual layout and appearance of the property may vary from the perspective and from the plan. The actual layout and appearance of the property may vary from the perspective and from the plan. The actual layout and appearance of the property may vary from the perspective and from the plan.

## 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.