



- Waterfront Position
- Close To Station
- Incredible Views
- Four Bedrooms
- Three En-Suites
- Over 2500sqft
- Contemporary Apartment
- Two Garages and Parking

2&3 The Oyster Catchers, St Johns Road, Wivenhoe, Colchester, Essex. CO7 9FH

The pinnacle of positions, this incredible home sits directly on the riverfront with a private garden terrace wrapping around the accommodation giving incredible views over the river and wet dock across to Rowhedge. Idyllically situated for manline station access with links to London Liverpool Street in just over the hour, Wivenhoe's excellent array of pubs, shops and restaurants, waterside walks and nautical adventures. Highlights include up to four bedrooms, three en-suites, Nicholas Anthony Kitchen, generous reception rooms, french doors to garden terrace from all principle rooms, Living accommodation extends to over 2500sqft, Private riverfront garden, two garages, two parking spaces and beautifully presented contemporary accommodation throughout.



Property Details.

Ground Floor

Communal Entrance

With secure intercom entry system and on to communal hall way with private door to apartment.

Porch

With cloaks storage and further door to Lobby.

Dining Hall



32' 7" x 12' 0" (9.93m x 3.66m) An impressive open plan room with oak flooring throughout, two radiators, inset lighting, window to side, cloaks cupboard, boiler cupboard, open to hallways, living room and door to utility.

Inner Hall

Open to living room and bedroom office.

Living Room



22' 2" x 16' 5" (6.76m x 5.00m) Situated to the rear of the building facing the river and with windows to rear and side, french doors to garden terrace, oak flooring, two radiators, inset lighting.

Bedroom Four/Office

11' 5" x 9' 9" (3.48m x 2.97m) Currently used as an office with access via doorless opening with window to rear offering waterfront views, oak flooring, fitted shelving, radiator.

Bedroom Three



16' 4" x 10' 1" (4.98m x 3.07m) French doors to side leading to garden terrace overlooking the wet dock, radiator, inset spotlights, oak flooring and door to en-suite.

En-Suite

Double shower, underfloor heating, close coupled WC, pedestal wash hand basin, half tiled walls, heated towel rail, recess with storage shelf and mirror.

Utility Room

14' 1" x 8' 1" (4.29m x 2.46m) A range of fitted units and drawers with worktops over, inset sink, matching eye level units, spaces for appliances, airing cupboard, storage cupboards, radiator.

Hallway

With panelled wall, oak flooring, radiator, boiler cupboard, open to Kitchen/Diner, door to bedroom.

Bedroom Two



15' 1" x 11' 2" (4.60m x 3.40m) Window to side, oak flooring, radiator, fitted wardrobes, door to en-suite.

En-Suite

Double shower, large pull out storage unit, close coupled WC, pedestal wash hand basin, tiled wall and splashback, heated towel rail, underfloor heating.

Property Details.

Kitchen/Dining Space



31' 0" x 15' 9" (9.45m x 4.80m) An incredible space with two sets of french doors open to garden terrace and offering wonderful riverfront views, oak flooring, inset lighting, feature display wall with lighting, ample space for dining and snug furniture. The kitchen was commissioned by Nicholas Anthony and offers practical and aesthetically wonderful space, with a range of units and drawers, stone worktops, undermounted twin sinks and five ring gas hob, pop up downdraft extractor, pop up power socket, NEFF oven, NEFF combi oven, NEFF warming drawer, integrated cooling drawer, matching eye level and wall storage units, Fisher & Paykel fridge/freezer.

Bedroom One



15' 8" x 12' 3" (4.78m x 3.73m) With french doors to garden terrace and riverfront, oak flooring, radiator, a range of fitted wardrobes, inset lighting, door to en-suite.

En-Suite



A fully tiled room with walk in shower, wall hung wash hand basin, close coupled WC, heated towel rail, underfloor heating.

Garden Terrace



Wrapping around the apartment and enclosed by railing, block paved, a good variety of plants and shrubs, twin watering systems, incredible views over the river and wet dock.

Parking

Two allocated parking spaces can be found undercroft.

Garages

Two garages come with this property and can be found adjacent to the building on StJohns Road.

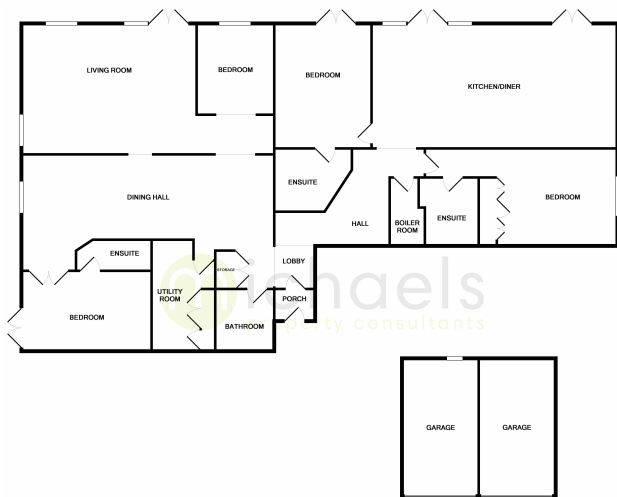
Agents Notes.

This property originally formed two luxury apartments, they were both purchased off plan by the current owners and upgraded, adjusted and reconfigured in to one substantial apartment as it stands today. The apartment still has two title deeds, two leaseholds and as such could be purchased as two separate apartments if required.

The vendors currently have a planning application in to convert the garages to one unit and apply power and light.

Property Details.

Floorplans

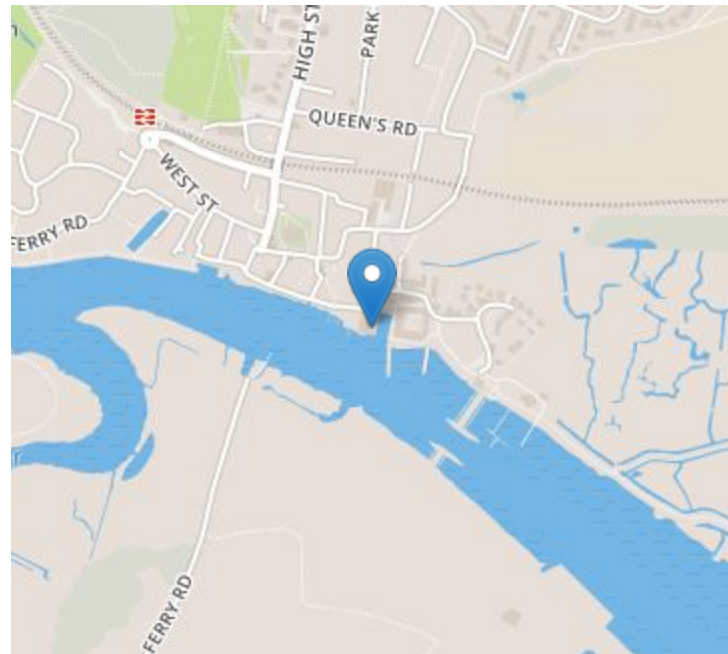


TOTAL APPROX. FLOOR AREA 2942 SQ. FT. (273.4 SQ.M.)

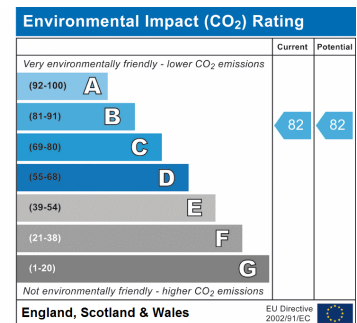
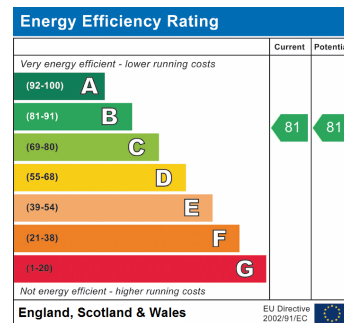
Whilst every effort has been made to ensure the accuracy of the floor plan information, the agent cannot be held responsible for any errors and any other items not appropriate to the property, it being the responsibility of the purchaser to verify the accuracy of the information. The agent is not responsible for any errors or omissions and will not be liable for any loss or damage caused by reliance on the information provided. The services, specifications and details shown have not been tested and no guarantee is given other than as stated above.



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.