



- Two Double Bedrooms
- First Floor Apartment
- West Facing Balcony
- Allocated Parking
- Bathroom & En Suite
- Modern Fitted Kitchen
- River & Wet Dock Views
- Walking Distance Of Train Station
- Lower Wivenhoe Location

1 Lord Nelson Court, Walter Radcliffe Road, Wivenhoe, Colchester, Essex. CO7 9GT.

A beautifully presented, East-Westerly, dual aspect 2 double bedroom 2 bath apartment, with private balcony, allocated parking space and within a 10 minute walk of the station, with direct trains to London in just over an hour.

Positioned in the sought after Lower Wivenhoe, in a nestled spot overlooking the wet dock with views of the River Colne, and Essex Wildlife Trust Nature Reserve opposite. Whilst also being in the heart of the community with views of the church. Offering both, the sounds of the hustle and bustle of visitors of the river and town, or distant sounds in the air from the bands at the local riverside pubs, it also offers tranquillity and serenity with the sounds of lapping water and fishing boats. Including welcoming residents sitting out on the terrace and or promenade in husky summer evenings.



Property Details.

Living Accommodation

Communal Entrance

Secure communal entrance door with security entry phone to:

Hallway

Airing cupboard, radiator, doors leading to:

Kitchen



Double glazed window to front with river view, inset spotlights, radiator, fitted modern gloss kitchen with worktop, inset sink, gas hob, extractor fan, built in oven, integrated fridge/freezer, integrated dish washer, intergraded washing machine, open onto the living room.

Living Room



Double glazed window to front with river view, double glazed French doors to balcony, radiator, open plan onto the kitchen.

Bedroom



Double glazed window to rear, radiator, built in wardrobe.

Property Details.

En Suite



Shower cubicle, WC and wash basin, inset spotlights, radiator.

Bedroom



Double glazed window to rear, radiator.

Bathroom



Jack and Jill bathroom, inset spot lights, bath with additional shower over, WC, wash basin, inset spotlights, radiator.

Outside

Balcony



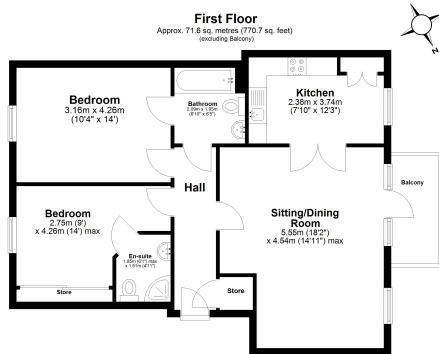
Charming views overlooking the wet dock and Estuary.

Parking

One allocated parking space.

Property Details.

Floorplans



Total area: approx. 71.6 sq. metres (770.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Lord Nelson Court, Walter Radcliffe Road

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.