



- Sought After Position
- Lower Wivenhoe
- Close To Station
- Two Bedrooms
- Open Plan Living/Kitchen/Dining Space
- Beautiful Views
- Top Floor Apartment
- Ideal Investment

Alma Flat, Alma Street, Wivenhoe, Colchester, Essex. CO7 9DL.

Guide Price £250,000 to £260,000 A charming top floor apartment with its own private entrance in this prominent and historic building positioned in lower Wivenhoe and within easy reach of mainline station with fast links to London Liverpool street station, good local pubs, shops and amenities and of course the quayside and Wivenhoe trail. Offering two bedrooms, bathroom, open plan lounge/kitchen/diner with wonderful views over the rooftops and church spire. Dating back to 1864 this building offers plenty of Victorian charm and viewing is essential.



Property Details.

Ground Floor

Entrance

Private entrance leading to lobby with stairs to top floor.

Top Floor

Landing

Sash window to rear, electric heater, storage cupboard and doors to.

Lounge/Kitchen/Diner



7.048m x 4.837m (23' 1" x 15' 10") (maximum Measurements)

Ornate window to front with amazing views, electric heater, wood effect flooring, kitchen area with a range of fitted units and drawers with worktops over, inset sink, inset hob, fitted oven, space for washing machine, Velux window to side, tiled splashbacks.

Property Details.

Bedroom



3.1339m x 2.719m (10' 3" x 8' 11") Velux window.

Agents Note

Alma house is also currently on the market which is the property below Alma Flat this property.

Bedroom



2.765m x 2.34m (9' 1" x 7' 8") Velux window.

Bathroom



Sash window to rear, double shower, close coupled WC, pedestal wash hand basin, tiled splashbacks.

Property Details.

Floorplans

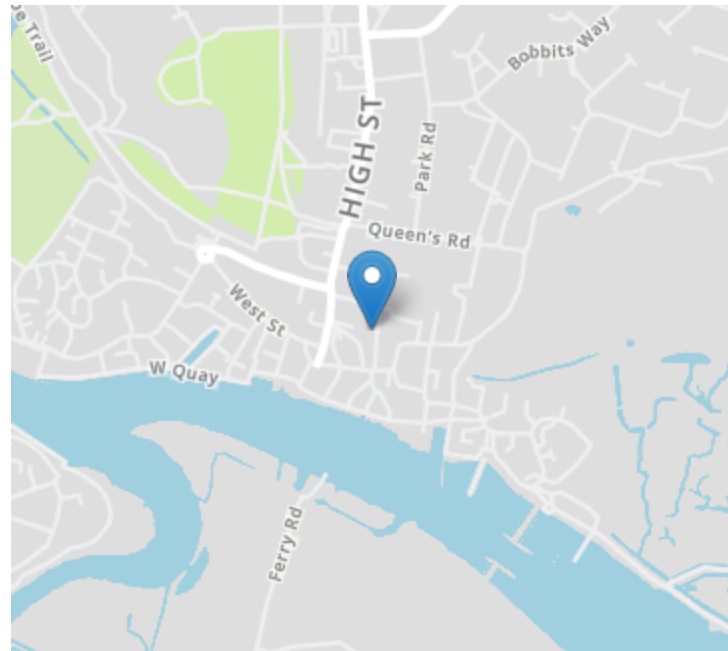
GROUND FLOOR
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.