



- Lower Wivenhoe Position
- Garage and Parking
- Two Generous Bedrooms
- Top Floor Apartment
- Spacious Living Area
- Close to Train Station
- River Views
- Stylish and Contemporary

## 26 Walter Radcliffe Road, Wivenhoe, Colchester, Essex. CO7 9FF.

A stunning and spacious two bedroom top floor apartment of some 1200sqft in this most sought after lower Wivenhoe position overlooking the wet dock and river beyond. With a quirky and stylish layout to include some beautiful ornate windows, two generous bedrooms with en-suite to master, family bathroom, spacious lounge open plan to kitchen, private landing space, garage and parking. Ideally suited to enjoy the benefits of Wivenhoe to include the train station with fast links to Liverpool Street in just over the hour, the waterfront and quayside, good local pubs and restaurants and all other amenities. Call for details.



# Property Details.

## Ground Floor

### Communal Entrance

With secure intercom entry system and stairs to all floors.

## Second Floor

### Landing

Window to front, and private door to:

### Entrance Hall

Doors to all rooms, radiator, loft access.

### Lounge/Diner



18' 7" x 16' 8" (5.66m x 5.08m) Ornate windows to front and rear, three radiators, TV point, open to kitchen.

## Kitchen



10' 5" x 7' 1" (3.17m x 2.16m) Window to rear, A modern range of fitted units and drawers with worktops over, inset sink and drainer, gas hob, double oven, integrated dishwasher, extractor, fitted fridge, tiled splashbacks, matching eye level units.

## Bedroom One



21' 8" x 17' 0" (6.60m x 5.18m) Ornate windows to front and rear, fitted wardrobes, two radiators, door to en-suite.

# Property Details.

## En-Suite



Window to front, shower cubicle, pedestal wash hand basin, close coupled WC, radiator, tiled splashbacks.

## Shower Room



Window to front, radiator, shower cubicle, wash hand basin, close coupled WC, tiled splashbacks.

## Bedroom Two



18' 8" x 10' 4" (5.69m x 3.15m) Two windows to rear, radiator.

## Outside

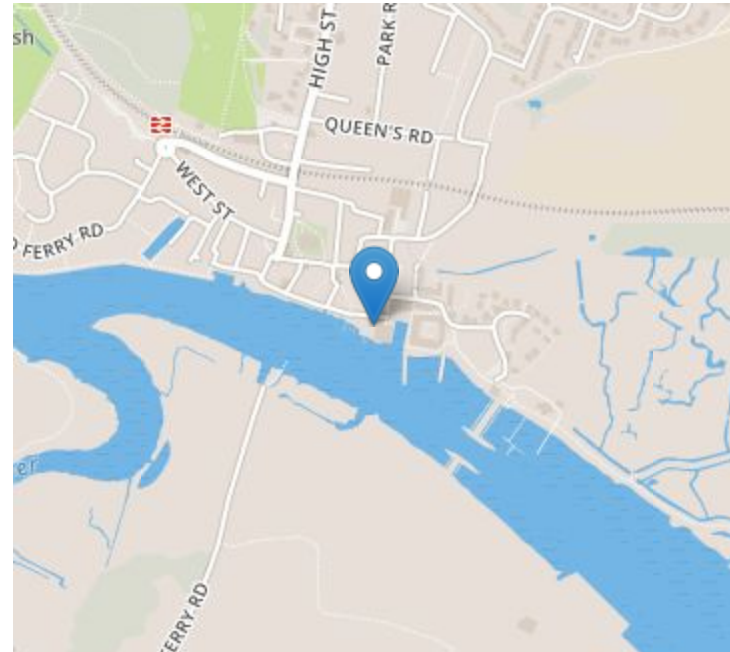
### Garage and Parking

Found in a block adjacent to the building, with twin doors to front and parking space.

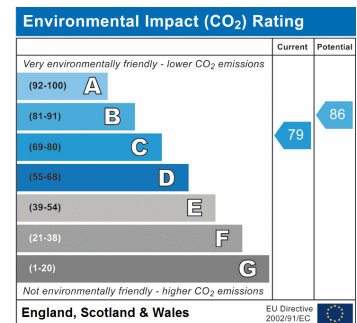
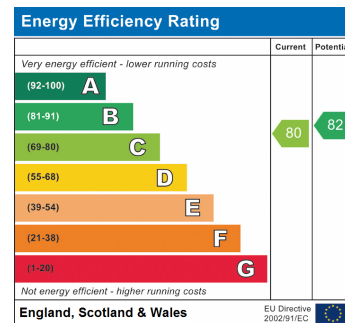
# Property Details.

## Floorplans

## 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.