



- South Facing Living Room
- Two Double Bedrooms
- En suite & Family Bathroom
- Allocated Parking
- Modern Kitchen
- Walking Distance Of Railway Station
- Lower Wivenhoe
- No Onward Chain

First Floor - The Old Fire Station, Brook Street, Wivenhoe, Essex. CO7 9DP.

Positioned in the heart of Wivenhoe sits this locally historical building. Previously the town's local fire station which in recent years has been converted into a luxury apartment. The conversion was completed by a local reputable developer Lexden Restorations. Wivenhoe has many attractive features such as the picturesque Quayside and Conservation area. There are two schools, Broome Grove Infant & Junior, just off Heath Road and Millfields Primary. Wivenhoe has a Commuter Service which provides fast links to London/Liverpool Street. Internally the first floor apartment is filled with light and space, featuring open plan living and dining area, separate kitchen, two doubles bedrooms, en suite and family bathroom.



Property Details.

Ground Floor

Entrance Hall

Large built-in cupboard providing ample storage area, stair flight to first floor landing;

First Floor Landing

15'8 X 6'4 plus 17' X 3'10 with two double glazed windows to front aspect, two double radiators, wall mounted telephone/intercom door release, access to;

Living Room



LIVING ROOM 21'2 X 12'1 Double glazed window plus double glazed French doors to rear aspect with Juliette balcony, double glazed window to side aspect, two double radiators, TV aerial point.

Kitchen



KITCHEN 11'3 X 7'8 Excellent range of base and eye level units providing ample storage area, four ring gas hob with electric oven beneath, extractor unit, stainless steel sink with cupboards beneath, integrated Smeg washing machine, dishwasher with space for fridge freezer, double radiator, double glazed window to side aspect, spot lights to ceiling.

Master Bedroom



14' X 11'1 Double glazed sash window to rear aspect, double radiator, telephone point, TV aerial point, spot lights to ceiling and door to:-

Property Details.

En Suite

9'6 X 6' max Fully tiled modern shower unit, hand wash basin, low level flush WC, extractor unit, six spot lights to ceiling.

Outside

As previously mentioned there is an allocated parking space for one vehicle.

Bedroom Two



11'1 X 10'2 Two double glazed windows plus blinds to front aspect, double radiator, five spot lights to ceiling.

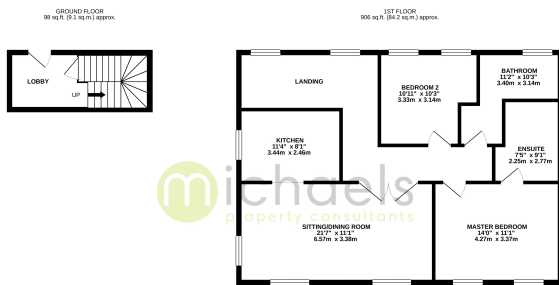
Bathroom



9'1 X 5'4 plus 4'10 X 4'6 being L-Shaped Fully tiled and comprising white panel bath with shower mixer taps, low level flush WC, pedestal hand wash basin, wall mounted mirror, double radiator.

Property Details.

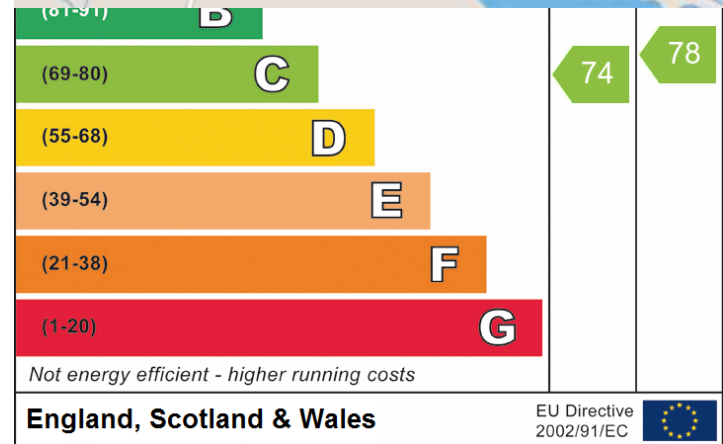
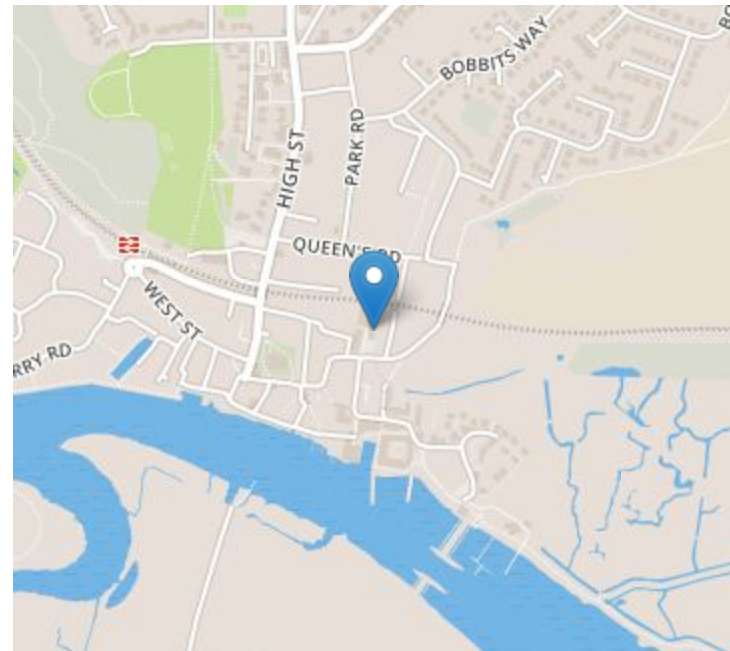
Floorplans



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TOTAL FLOOR AREA: 1004 sq ft (93.2 square metres)
While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and other parts may be approximate and no responsibility is taken for any error. Dimensions are indicated, but plans do not necessarily include any wall thickness or other details. The purchaser, customer and applicant should verify the details for their own purposes and needs. The accuracy, quality and applicability of the information is not guaranteed. See also the separate information pack for the property.

Location



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.

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