



- Commercial and Residential
- Lower Wivenhoe Position
- Parking
- Architectural Design
- Two Bedroom Apartment
- Gallery and Studio Space
- Balcony Terrace
- Ideal Opportunity

The Sentinel, Chapel Road, Wivenhoe, Essex. CO7 9DX.

A timeless Architect designed property in a sought after secluded position within lower Wivenhoe. Built in 2014 to a design by Laurie Wood Associates and finished to an exceptional standard this mixed use property currently offers over 1100sqft of commercial space which is currently used as a studio and gallery and offers incredible potential subject to relevant planning. Above the commercial side there is a stunning and spacious two bedroom apartment with open plan living and terrace area. Please call for further information and to discuss viewing arrangements.



Property Details.

Gallery and Studio

Entrance

With doors to apartment above, door to studio, open to gallery, door to cloakroom.

Studio

A bright a spacious studio with mechanical ventilation system, underfloor heating, windows to front and side, door to rear, door to service room housing boiler system, door to rear access, door to work room.

Work Room

Sky light window, door to office, formally used as a kiln room with underfloor heating.

Office



skylight window, tiled floor with heating under, fitted desks, door to gallery.

Gallery



Skylight window to viewing area, wood flooring with heating under.

Store

With lighting.

Cloakroom

Close coupled WC, wash hand basin, plumbing for appliance, tiled floor with heating under.

The Apartment

Entrance Hall

With under stairs storage cupboard, fitted cloaks cupboard, stairs to first floor.

Open Plan Living/Dining Area



28' 4" x 19' 7" (8.64m x 5.97m) With windows to front and side, three skylight windows, wood flooring with heating under, door to balcony terrace, open to kitchen and doors to all other rooms.

Kitchen



10' 7" x 12' 0" (3.23m x 3.66m) Windows to rear, a contemporary range of fitted units and drawers with worktops over, inset sink, Neff oven, Neff hob, space for dishwasher, space for fridge.

Property Details.

Bedroom One



13' 6" x 12' 4" (4.11m x 3.76m) Window to rear, corner window, walk in wardrobe, door to en-suite.

En-Suite



Skylight window, walk in shower, enclosed WC, vanity wash hand basin, heated towel rail, tiled floor.

Bedroom Two

11' 2" x 8' 8" (3.40m x 2.64m) Window to front, fitted wardrobe, door to en-suite.

En-Suite

Skylight window, panel bath, vanity wash hand basin, WC, tiled floor and walls, Heated towel rail.

Utility/Cloakroom

WC, fitted nits and worktops with inset sink, space for washing machine.

Store Room

With steps up and ample store space also housing some heat exchange equipment.

Balcony



Fully decked with views over the roof tops of lower Wivenhoe and enclosed by glass panels.

Outside

Parking

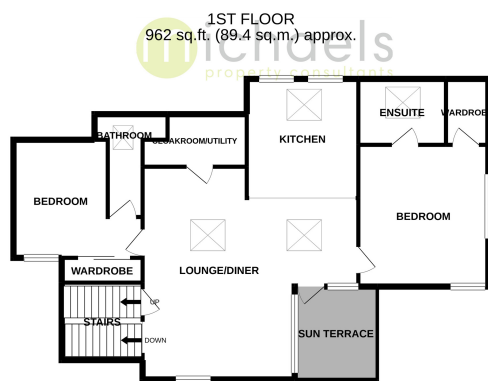
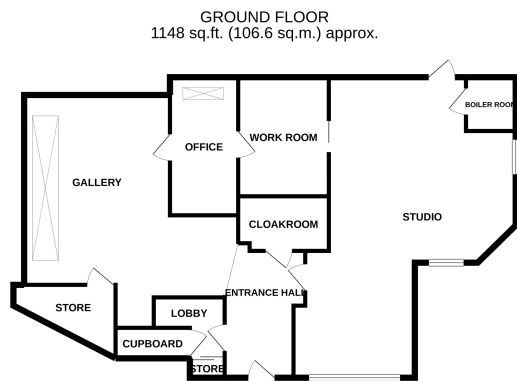
Parking for two vehicles.

Garden Area

Offering opportunity to develop further if required but currently housing potted plants and block paved.

Property Details.

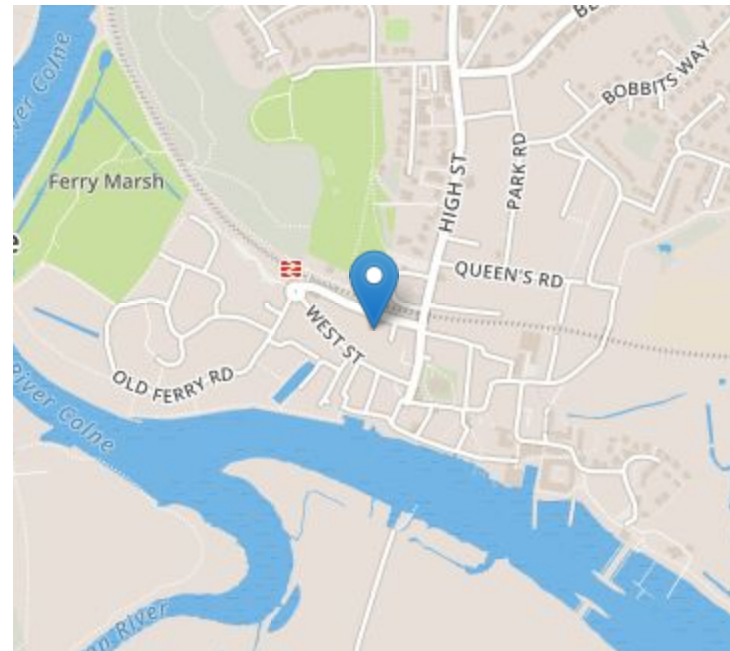
Floorplans



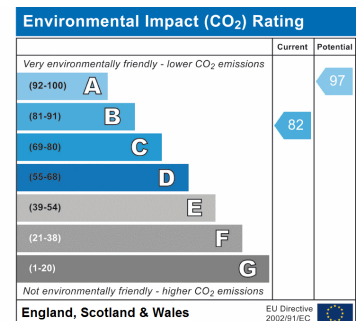
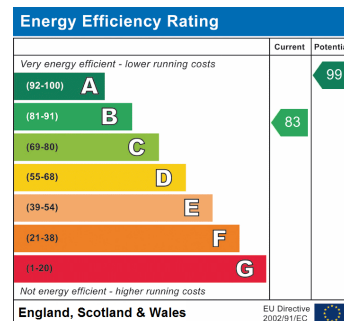
TOTAL FLOOR AREA: 2110 sq.ft. (196.0 sq.m.) approx.

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. Made with Metreps 10/2020

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.