



- Enviaible River Views
- Walk To Station
- Waterfront Position
- Lift Access
- Two Bedrooms
- Bathroom & En-Suite
- Allocated Parking Space
- Spacious Lounge/Diner
- Juliette Balconies
- No Onward Chain

9 The Shipwrights, Wivenhoe, Colchester, Essex. CO7 9DW.

An Elegant waterfront first floor apartment with stunning panoramic river views and enviable position. This stylish home sits proudly on West Quay in lower Wivenhoe and is just a short walk to the mainline train station with links to Liverpool street in just over the hour, good local pubs and restaurants on the doorstep and of course the wonderful community itself. Highlights of this apartment include two double bedrooms, en-suite to master, family bathroom, 24' Lounge/Diner with Juliet balcony overlooking the river, modern kitchen, modern bathroom and allocated parking.



Property Details.

A First Floor Apartment

Ground Floor Lobby

Secure entrance door leads to lobby with lift and stairs to all floors.

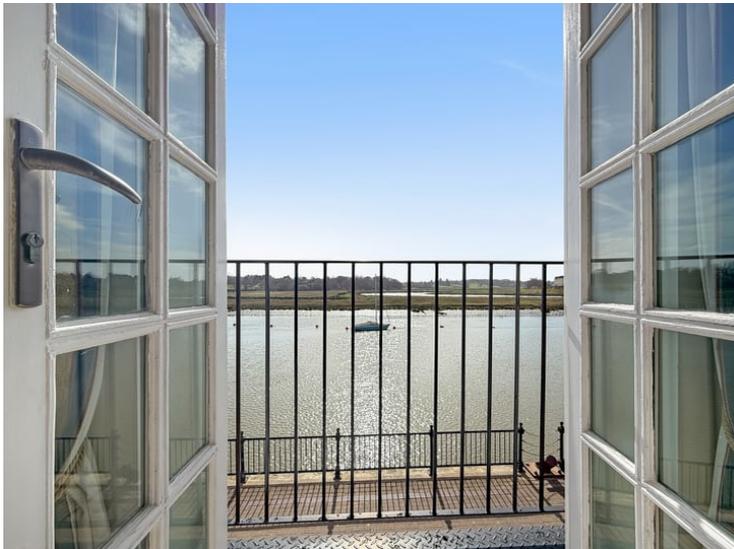
First Floor Lobby

With cupboard and door to apartment.

Hallway

With two storage cupboards and doors to:

Lounge/Diner



24' 9" x 15' 1" (7.54m x 4.60m) With Juliet balcony over looking the waterfront and across to Rowhedge, two windows to rear, window to side, three radiators, TV point.

Kitchen



12' 3" x 7' 0" (3.73m x 2.13m) Window to side, a modern range of fitted units and drawers with worktops over, inset sink and drainer, inset gas hob with extractor over, tiled splashbacks, matching eye level units, fitted oven, spaces for washing machine and fridge/freezer, radiator, herringbone laid floor.

Property Details.

Bedroom



16' 6" x 9' 9" (5.03m x 2.97m) Juliet balcony to side, window to front, a range of fitted wardrobes, radiator and door to en-suite.

En-Suite



Obscure window to side, large shower cubicle, vanity wash hand basin and storage, close couple WC, heated towel rail, extractor.

Bedroom

12' 3" x 8' 9" (3.73m x 2.67m) Window to side, radiator

Bathroom



With panel bath, shower screen and shower over, vanity wash hand basin and storage units, enclosed cistern WC, heated towel rail, extractor.

Communal Garden

Mainly laid to lawn, enclosed by walling with private gated access.

Parking



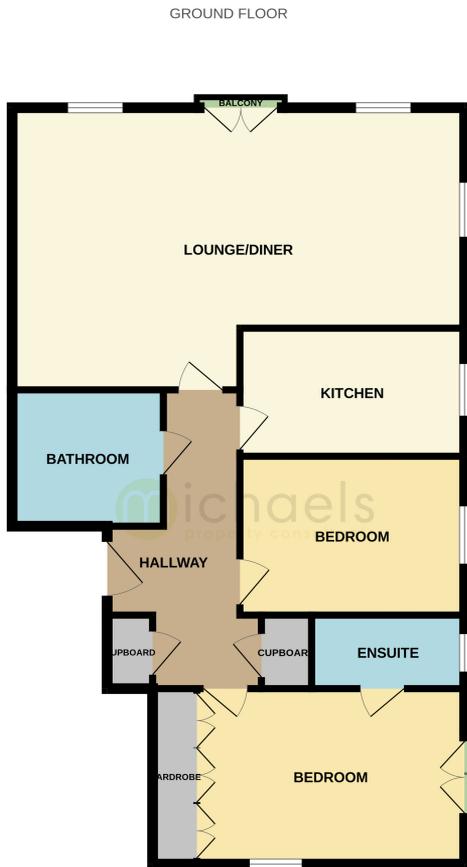
The property comes with an allocated parking space.

Leasehold

125 Years from the 1st of June 1998. Ground rent and service charge to be confirmed.

Property Details.

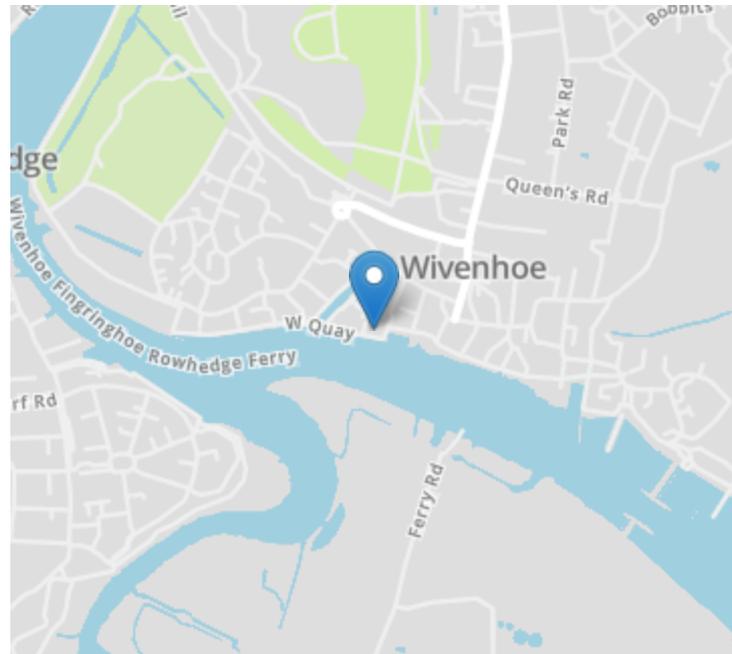
Floorplans



TOTAL FLOOR AREA: 918 sq.ft. (85.3 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 Metropac ©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.