



- No Chain
- Waterfront Position
- Two Double Bedrooms
- En-Suite
- Balcony Overlooking The River Colne
- Modern Throughout
- Potential To Buy As Furnished
- Walking Distance Of Wivenhoe Quay & Train Station
- Second Floor
- Gas Central Heating
- Bespoke Shutters

## 15 Lord Nelson Court Walter Radcliffe Road, Wivenhoe, Colchester, Essex. CO7 9GT.

Offered with enviable views up and down the river is this spectacular second floor apartment, situated on the Quay in the popular cooks shipyard development of lower Wivenhoe. Offered fully furnished and ready to move into with exclusive artwork and furnishings included; this contemporary apartment is also close to the train station and good pubs/restaurants. Offering close to 1000sqft of accommodation to include two double bedrooms, 24' lounge/diner with balcony on the riverfront, kitchen, en-suite and family bathroom and allocated parking space. Chain Free.





# Property Details.

## Ground Floor

### Communal Entrance Hall

Accessed via secure intercom system from the waterfront and carpark with stairs to all floor.

## Second Floor

### Entrance Hall

Accessed via private entrance door from communal landing with radiator, Amtico flooring, well planned storage cupboard with space saving shelving, exclusive Wivenhoe artwork and doors to:

### Lounge/Diner



23' 10" x 14' 3" (7.26m x 4.34m) With bespoke shutters and window to front offering river views, double doors and glazed panel to balcony, the balcony offers ample space for a bistro set and has a tiled floor, this balcony offers amazing views of the river and over to Rowhedge and countryside. Within the open plan space there are two radiators, Amtico flooring, TV/satellite point, full furnishing to include dining table, leather sofas, display cabinets, luxury artwork, Panasonic TV and sound system, and double doors to.

## Kitchen



11' 5" x 9' 1" (3.48m x 2.77m) Bespoke shutters and window to front offering river views, Amtico flooring, a range of modern fitted units and drawers, worktops over with inset sink and drainer, matching eye level units, inset hob and oven, washing machine and fridge freezer to remain. All the high quality cutlery, dinnerware, cooking utensils, Dualit kettle and toaster, Global Knives, butchers block and much more.

## Bedroom One



17' x 13' 6" (5.18m x 4.11m) Bespoke shutters, two windows to rear, two radiators, Semi fitted wardrobes,

# Property Details.

## En-Suite



With corner shower, pedestal wash hand basin, close coupled WC, radiator, towel rail and extractor.

## Bathroom



Jack and Jill Bathroom with Panelled bath and shower over, close couple WC, Pedestal wash hand basin, radiator, towel rail, extractor, inset spotlights, door to hall.

## Bedroom Two



13' x 11' 7" (3.96m x 3.53m) Bespoke shutters, window to rear, radiator, semi fitted wardrobes.

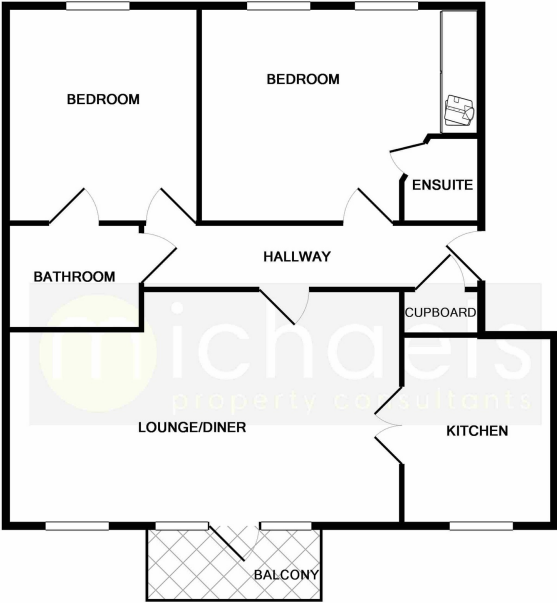
## Parking



The property benefits from an allocated parking space next to the entrance door.

# Property Details.

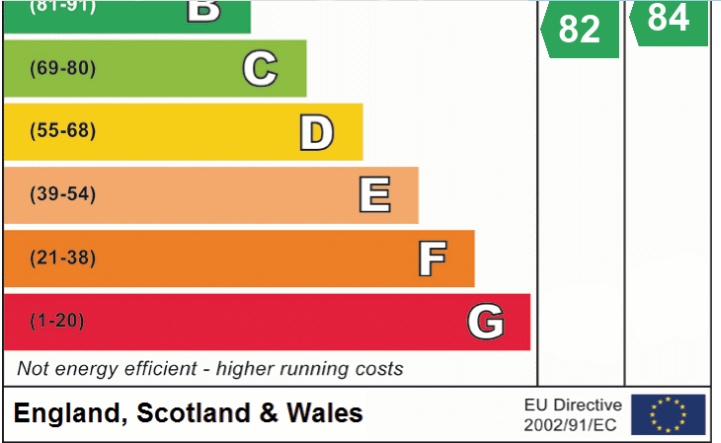
## Floorplans



TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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.

