



- Ground Floor Apartment
- Private Terrace
- Family Bathroom & En Suite
- Large & Impressive Living / Dining Space
- Fitted Kitchen
- Waterfront Views
- Lower Wivenhoe Position
- Chain Free Sale

2 Walter Radcliffe Road, Wivenhoe, Colchester, Essex. CO7 9FF.

Rarely available ground floor waterfront apartment within lower Wivenhoe offering wonderful views. This generous ground floor apartment benefits from a south facing private terrace overlooking the waterfront, open plan living room, fitted kitchen with AEG appliances, two double bedrooms, En-suite, fitted wardrobes and family bathroom. Wivenhoe offers easy access to London Liverpool Street via a fast rail service of just over the hour and the Wivenhoe station is in walking distance from this property along with good local pubs, restaurants, shops and much more. Viewing highly advised.



Property Details.

Living Accommodation

Entrance Hall

12' 11" x 4' 2" (3.94m x 1.27m) Communal locked entrance and intercom entrance system.

Living Room



19' 7" x 17' 6" (5.97m x 5.33m) Three radiators, French doors onto the private terrace and open planning living.

Kitchen



11' 05" x 7' 0" (3.48m x 2.13m) Fitted kitchen that includes wall and base units, laminate work surfaces, tiled splash back, inset stainless steel sink, one and a half bowl with right hand drainer, AEG appliance's including fridge/freezer, double oven, gas hob and overhead fan and washing machine.

Bedroom



13' 9" x 11' 11" (4.19m x 3.63m) Window to side, radiator, wardrobe and door to :

Property Details.

En Suite



8' 3" x 5' 1" (2.51m x 1.55m) Obscure window to side, radiator, inset spot lights, part tiled walls, tiled floor, low level WC, shower enclosure and wash hand basin.

Family Bathroom



7' 01" x 5' 6" (2.16m x 1.68m) Inset spot lights, radiator, part tiled walls, low level WC, wash hand basin and panelled bath with overhead shower, ceiling mounted extractor fan.

Bedroom



15' 07" x 8' 2" (4.75m x 2.49m) Windows to side, radiator and fitted wardrobes.

Outside

Terrace

Block paved garden terrace overlooking the Wet Dock.

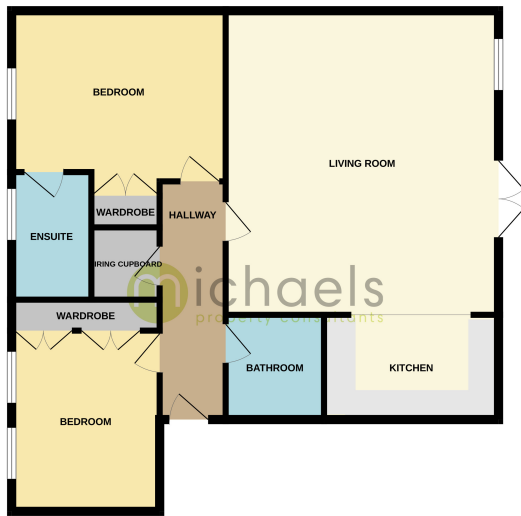
Off Road Parking

Allocated parking space and well maintained communal grounds.

Property Details.

Floorplans

GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



C0795F
TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, mass and any other items are approximate and the responsibility is taken by any purchaser or lessee. The plan is for illustrative purposes only and should not be used for any purpose other than that intended. The plan is for illustrative purposes only and should not be used for any purpose other than that intended. The plan is for illustrative purposes only and should not be used for any purpose other than that intended. The plan is for illustrative purposes only and should not be used for any purpose other than that intended. Made with Metreage C0204

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.