



- Stunning River Views From Several Aspects
- Allocated Covered Off Road Parking
- Lift Access
- Two Bedrooms
- Close To Station
- Juliette Balcony
- Incredible Views
- Waterfront Apartment
- Walking Distance Of Shops
- No Onward Chain

11 West Quay, Wivenhoe, Colchester, Essex. CO7 9TF.

A perfectly positioned first floor apartment with incredible views up and down the river Colne and across to Rowhedge. Situated on West Quay and as such giving fast access to the mainline station with access to Liverpool Street Station in just over the hour, good local pubs and restaurants on the doorstep and all other excellent amenities. Highlights of this apartment include two bedrooms, en-suite to master, bathroom, modern kitchen, lounge/diner with Juliette balcony, storage cupboards, lift in block and undercroft parking. Offered chain free.



Property Details.

Living Accommodation

Communal Entrance

With secure entry system, lifts and stairs to all floors.

Entrance Hall



Timber front door opening onto hallway, including storage, airing cupboard, smoke alarm, doors leading to:

Lounge/Diner



17' 06" x 11' 01" (5.33m x 3.38m) Double glazed window to the front and side, Juliet balcony to the front with pronormal views overlooking the river Colne.

Property Details.

Kitchen



11' 11" x 6' 06" (3.63m x 1.98m) Double glazed window to side, radiator, range of wall and base units, roll top work surfaces, tiled splash back, integrated one and a half bowl sink with left hand drainer, oven, gas hob and overhead extractor fan, space for washing machine and fridge freezer

Bathroom



7' 0" x 6' 06" (2.13m x 1.98m) White bathroom suite including panelled bath, vanity unit with wash hand basin and WC, extractor fan to the ceiling.

Outside and Parking



Undercroft allocated parking plus additional visitor parking,

Bedroom One



11' 07" x 10' 7" (3.53m x 3.23m) Double glazed window to front, radiator, built-in wardrobes, views over looking the river. Door to En-suite

En-Suite

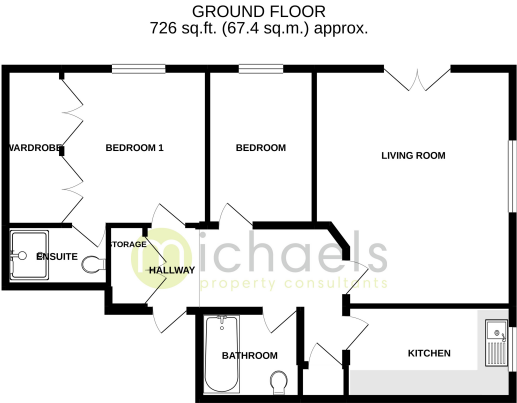
8' 04" x 3' 10" (2.54m x 1.17m) Radiator, extractor fan, low level WC separate shower enclosure with tiled splash back, hand basin.

Bedroom Two

11' 06" x 7' 06" (3.51m x 2.29m) Double glazed window to the front with beautiful views, radiator. The current owners are using this room as a dining room.

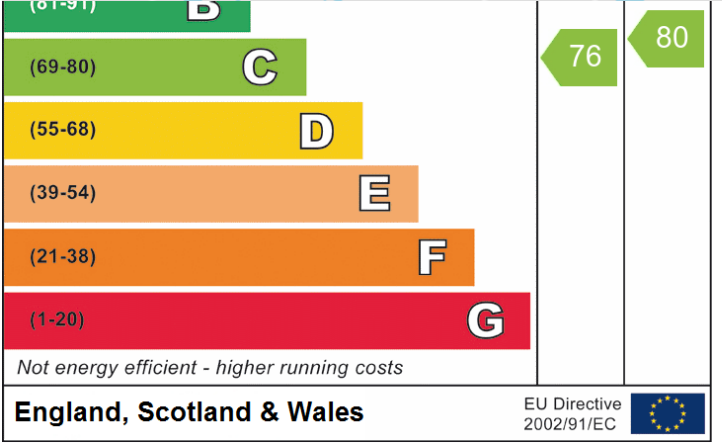
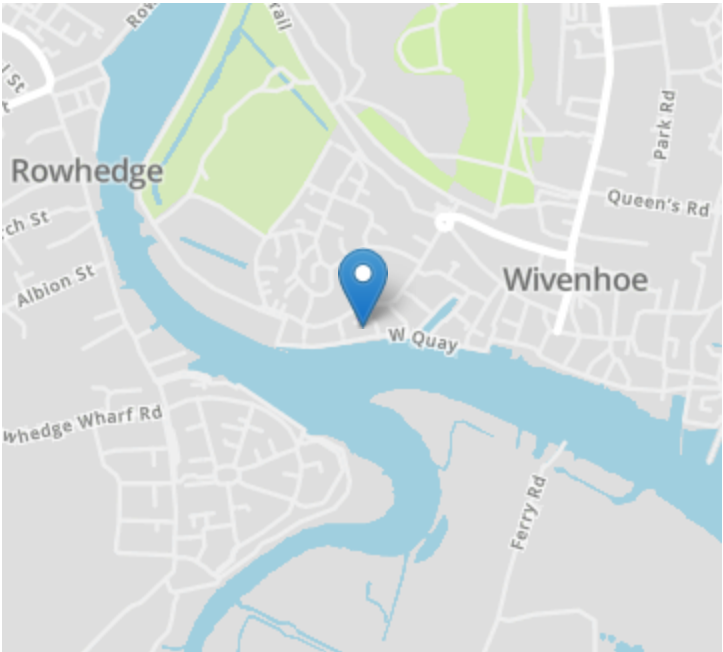
Property Details.

Floorplans



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the seller does not warrant the accuracy of the floor plan. The floor plan is provided for information only and should not be relied upon for the purpose of the purchase. The seller does not warrant the accuracy of the floor plan. The floor plan is provided for information only and should not be relied upon for the purpose of the purchase. The seller does not warrant the accuracy of the floor plan.

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.