



- Communal Gardens
- Modern Kitchen
- Gas Central Heating
- Communal Parking
- Storage Room
- Central Wivenhoe

## 2 William Sparrow Court Rectory Road, Wivenhoe, Colchester, Essex. CO7 9EQ.

**\*\*GUIDE PRICE £150,000 - £160,000\*\*** A good sized one bedroom first floor apartment in central Wivenhoe adjacent to the allotments and cricket club. This fully modernised home is ready to move straight into and offers double bedroom, lounge, kitchen, bathroom, storage room, communal gardens, communal parking and of course easy access to local shops, bus routes, train station with fast links to London Liverpool Street. Wivenhoe also offers excellent Essex University access and the wonderful waterfront and quayside.





# Property Details.

## First Floor Flat

### Entrance Hall

With storage cupboard, radiator and doors to.

### Store Room

6' 3" x 5' 1" (1.91m x 1.55m) Set up and used as a study with storage cupboard.

### Bedroom



13' 6" x 11' 1" (4.11m x 3.38m) Window to front, radiator, fitted wardrobe.

### Lounge



12' 0" x 12' 0" (3.66m x 3.66m) Window to front, radiator, fireplace with electric fire.

### Kitchen



9' 8" x 7' 6" (2.95m x 2.29m) Window to rear, a range of modern fitted units and drawers with worktops over, inset sink and drainer, inset gas hob, electric oven, extractor, tiled splashbacks, matching eye level units, spaces for appliances.

# Property Details.

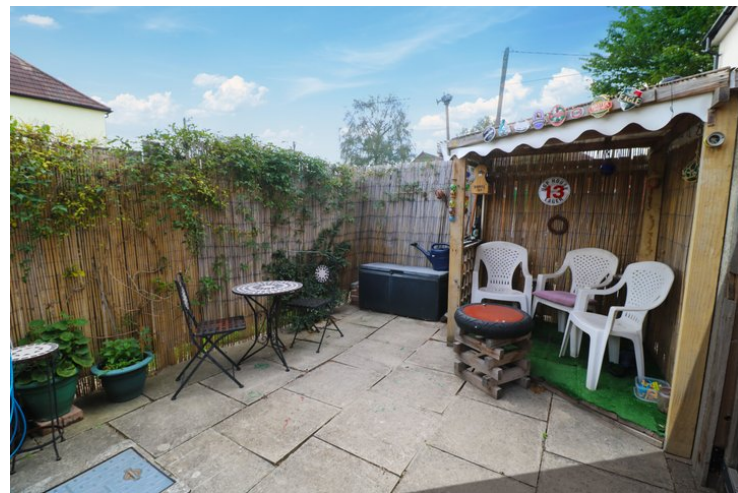
## Bathroom



Obscure window to rear, panel bath with shower over, vanity wash hand basin, close coupled WC, heated towel rail, tiled splashback, fitted airing cupboard housing combination boiler.

## Outside

### Gardens



There are two communal garden areas which can be used by the residents.

### Parking

We are advised there is communal parking to the rear on a first come first served basis and there are no restrictions on Rectory road.

