



- Two Bedrooms
- First Floor Apartment
- Allocated Parking
- En Suite & Family Bathroom
- Stunning River Views
- Open Plan Living Accommodation
- Waterfront Location
- Gas Central Heating & Double Glazing
- Balcony

**6 Walter Radcliffe Road, Wivenhoe, Colchester, Essex. CO7 9FF.**

A spacious and wonderfully positioned waterfront apartment in lower Wivenhoe offering beautiful views and allocated parking. This generous first floor apartment benefits from a south facing balcony overlooking the waterfront, open plan living room, fitted kitchen with AEG appliances, two double bedrooms, en-suite 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.



# Property Details.

## Communal Entrance

Communal locked entrance, intercom entrance system, stairs to first floor.

## Hall Way

Wooden front door opening onto hall way, intercom telephone system, doors leading to:

## Living Room



17' 06" x 19' 06" (5.33m x 5.94m) Double glazed window to side and wooden door opening onto the south facing balcony with fantastic river views, two radiators, open plan onto the kitchen.

## Kitchen



11' 04" x 6' 09" (3.45m x 2.06m) 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 over head fan, dish washer, washing machine.

## Bedroom One



13' 09" x 13' 07" (4.19m x 4.14m) Double glazed window to side, radiator, fitted wardrobe, space for double bedroom and furniture.

## En Suite



8' 11" x 5' 02" (2.72m x 1.57m) Double glazed obscured window to side, low level WC, wash hand pedestal basin, separate shower enclosure, ceiling mounted fan.

# Property Details.

## Bedroom Two



13' 06" x 9' 05" (4.11m x 2.87m) Two double glazed windows to side, radiator, space for wardrobe, space for double bed, currently used as an office.

## Family Bathroom



6' 09" x 6' 02" (2.06m x 1.88m) Part tiled walls, wall mounted towel rail, low level WC, wash hand pedestal basin, panelled bath with over head shower.

## Outside & Parking

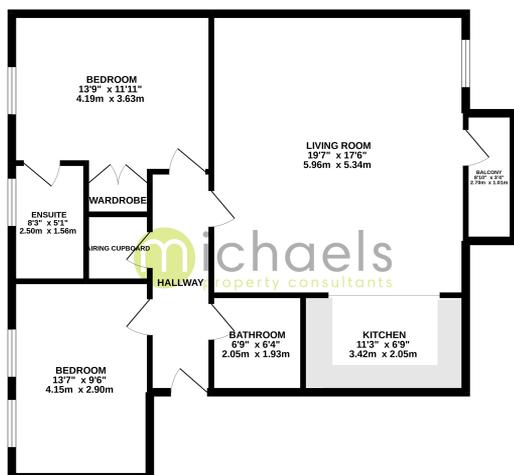


Allocated parking space. Well maintained communal grounds. Positioned on the waterfront.

# Property Details.

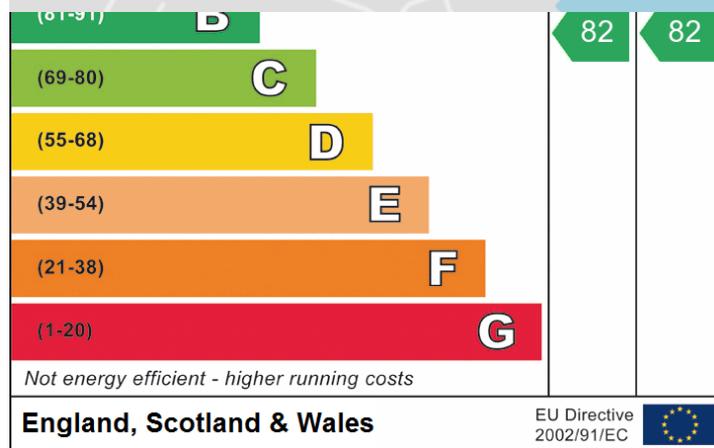
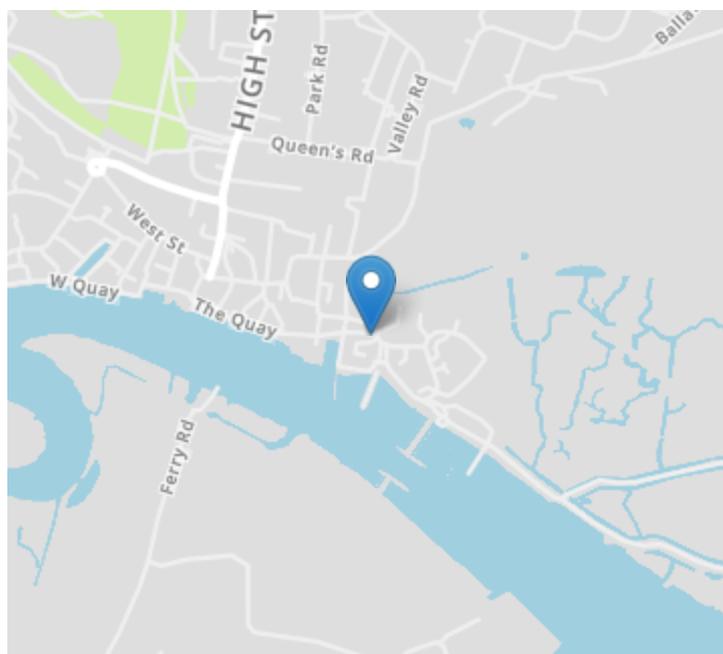
## Floorplans

GROUND FLOOR  
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.3 sq.m.) approx.  
Michael's Property Consultants is not responsible for the accuracy of the floor plan or any other information provided in this document. It is recommended that you check the accuracy of the floor plan and any other information provided in this document before you purchase the property. The floor plan and any other information provided in this document are for guidance only and should not be relied upon for any purpose. Michael's Property Consultants is not responsible for the accuracy of the floor plan or any other information provided in this document. It is recommended that you check the accuracy of the floor plan and any other information provided in this document before you purchase the property. The floor plan and any other information provided in this document are for guidance only and should not be relied upon for any purpose.

## 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.