



- Waterfront Apartment
- Balcony Over Looking River
- Chain Free Sale
- Two Double Bedrooms
- En-Suite and Bathroom
- Garage & Allocated Parking

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

A spacious and wonderfully positioned waterfront apartment in lower Wivenhoe offering exceptional views of the river Colne and over to Rowhedge countryside. This generous home offers close to 1000sqft of accommodation to include two double bedrooms, 24' lounge/diner with balcony on the riverfront, kitchen, en-suite, family bathroom, allocated parking space and garage. Wivenhoe offers simple 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.

## Ground Floor

### Entrance

Communal Entrance Hall Accessed via secure intercom system from the waterfront and carpark with stairs to all floors.

## First Floor Apartment

### Entrance Hall

With radiator, storage cupboard and doors to.

### Lounge/Diner



23' 10" x 14' 3" (7.26m x 4.34m) With window to front offering river views, door and glazed panels 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. Two radiators, tv point and open to.

## Kitchen



11' 5" x 9' 1" (3.48m x 2.77m) Window to front offering river views, a range of modern fitted units and drawers, worktops over with inset sink and drainer, matching eye level units, inset hob and oven, integrated dishwasher, washing machine, dishwasher, fridge freezer.

## Bedroom One



17' x 13' 6" (5.18m x 4.11m) Two windows to rear, two radiators, fitted wardrobes and door to.

# Property Details.

## En-Suite



Corner shower, pedestal wash hand basin, close couple WC, heated towel rail and extractor.

## Bathroom



Panel bath, close couple WC, bidet, Pedestal wash hand basin, heated towel rail, extractor, inset spotlights.

## Bedroom Two



13' x 11' 7" (3.96m x 3.53m) Window to rear, radiator, fitted wardrobes.

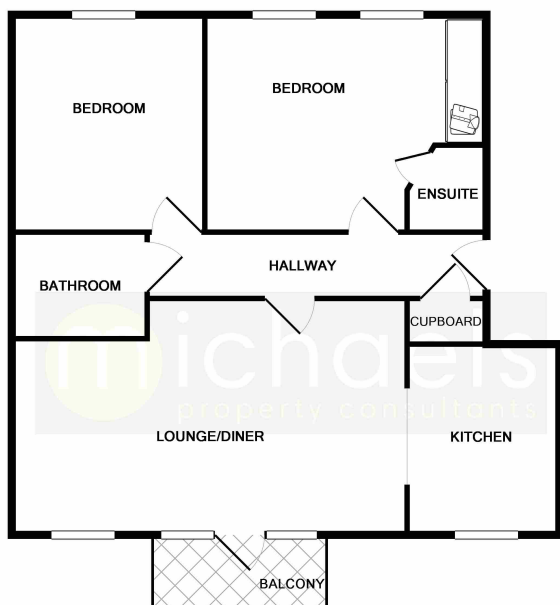
## Garage



Up and over door to front and parking space in front of the garage.

# Property Details.

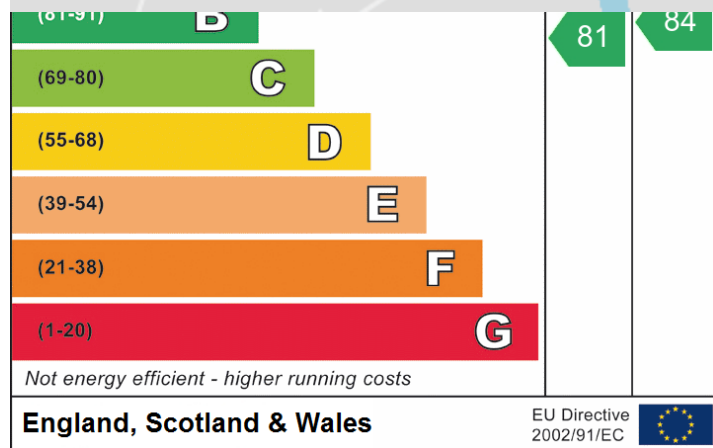
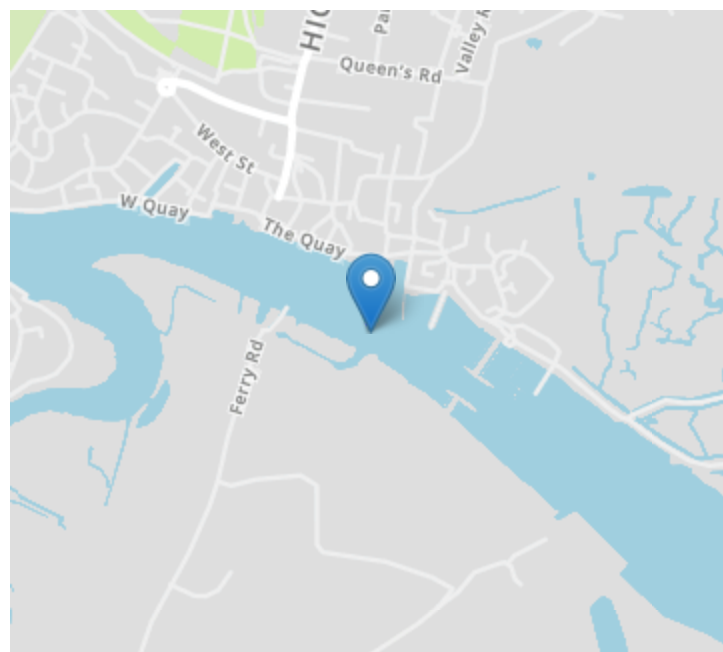
## Floorplans



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.  
Made with Metropix ©2017

## 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.