



- First Floor Apartment
- River Views Offered On A Private Balcony
- Chain Free
- Carport
- Two Double Bedrooms
- En Suite & Family Bathroom
- Boat Mooring & Long Lease
- Stunning Views
- Open Plan Living
- Solid Oak Flooring & Doors

## 8 Smugglers Wharf, Wivenhoe, Colchester, Essex. CO7 9FE.

An incredible Waterfront apartment in this desirable warehouse conversion sitting proudly on Wivenhoe Quay. Smugglers Wharf was converted by renowned local developers Vaughan & Blyth. This light and airy apartment has open plan and well lit living space and private balcony over looking the river this amazing home must be viewed. Highlights include solid oak flooring/doors, open plan lounge/kitchen/diner, balcony, two bedrooms, en-suite to master, family bathroom, carport and storage sheds. Wivenhoe Quay is just a short walk to the mainline train station with fast links to London Liverpool Street Station in just over the hour making it ideal for an easy commute and riverside walks.





# Property Details.

## Living Accommodation

### Entrance Hall

18' 2" x 9' 2" (5.54m x 2.79m) Oak entrance door & flooring, radiator and wall hung intercom system, airing cupboard and storage cupboard.

### Bedroom One



14' 5" x 10' 9" (4.39m x 3.28m) Double glazed window to rear, radiator.

### En Suite



Radiator, tiled floor, corner shower enclosure with tiled splash back, vanity unit and WC.

### Bedroom Two



14' 4" x 10' 2" (4.37m x 3.10m) Double glazed window to rear, radiator.

### Family Bathroom



Wall mounted extractor fan, part tiled walls, low level WC, wash hand basin, panelled bath with over head shower, towel rail.

# Property Details.

## Lounge



20' 3" x 6' 09" (6.17m x 2.06m) Oak flooring, radiator, window to side, bespoke fitted unit with shelving and cupboards.

## Dinning Room



15' 08" x 11' 6" (4.78m x 3.51m) Windows to rear and side along with French doors to the balcony with stunning views over the River Colne.

## Kitchen



16' 0" x 11' 0" (4.88m x 3.35m) Double glazed window to side, oak fitted kitchen including a range of wall units, base units and draws, granite worktop, inset sink with left hand drainer with inset drainer groves, Neff integrated appliances including gas hob, over head cooker hood, fan double oven, dish washer and AEG washing machine.

## Outside

### Balcony

A south facing balcony with space for a small seating area, over looking the River Colne.

### Carport

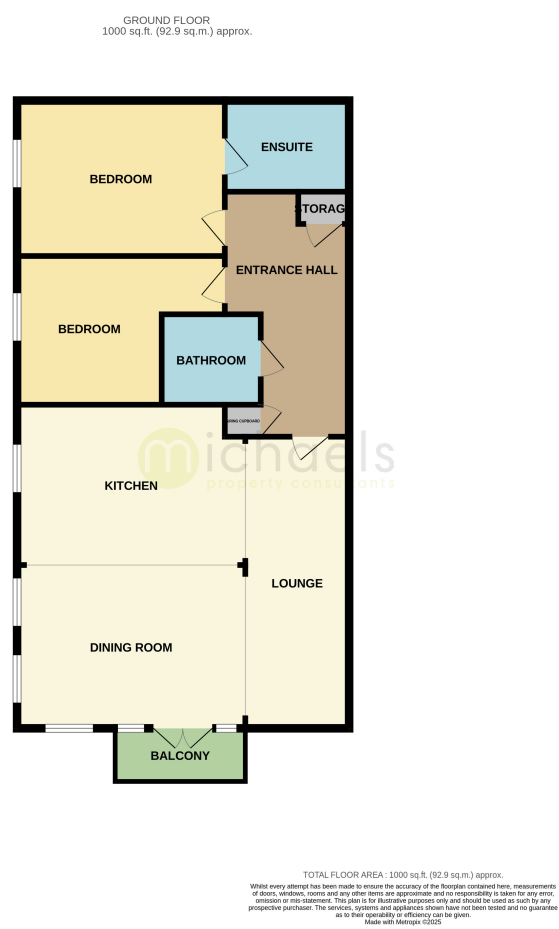
Parking via the carport with power.

## Agent Note

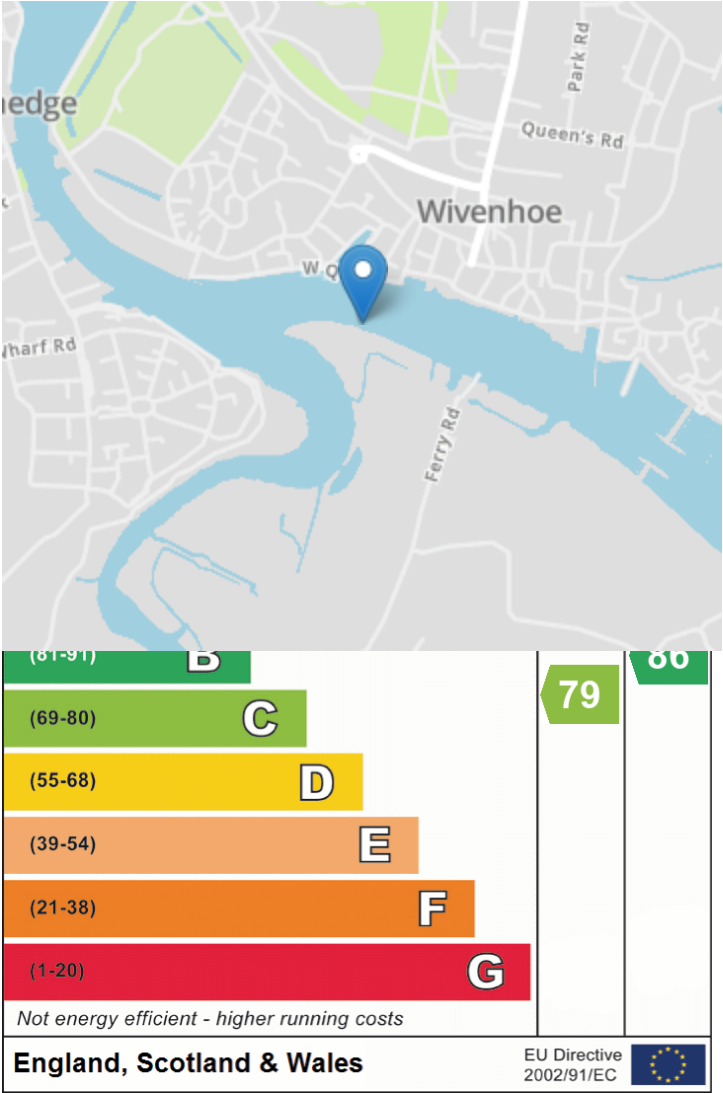
### Share of freehold

# Property Details.

## Floorplans



## 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.