



- Sunday Times Best Place To Live 2024
- Central Wivenhoe Position
- Open Plan Living
- Luxury Fitments Throughout
- Within Easy Reach of Wivenhoe Station
- Chain Free

## Westcott House, Flat 2 High Street, Wivenhoe, Colchester, Essex. CO7 9AF.

Located in what is a landmark building of Wivenhoe, formally the Park Hotel on the corner of Belle Vue Road and the High Street, this stunning and statuesque building is home to an exclusive collection of just five luxury apartments. Wivenhoe has been voted the best place to live in the East of England 2024 by the Sunday Times and offers excellent facilities and activities that would suit any walk of life. This fabulous first floor property offers stylish open plan Lounge/Kitchen/Diner, quality fitments throughout and easy reach to Wivenhoe Station with its excellent links to London Liverpool Street in just over the hour. Chain Free.



# Property Details.

## Communal Entrance

### Main Entrance



Secure communal entrance door with intercom system, communal hallway, stairs to all floors and doors to all apartments.

## First Floor

### Entrance Hall



With Engineered oak floor throughout, intercom system, airing cupboard, inset spotlights and doors to all rooms.

## Open Plan Lounge/Kitchen/Diner



17' 10" x 13' 0" (5.44m x 3.96m) 17' 10" x 12' 10" (5.44m x 3.91m)  
With sash window to front, radiator, engineered oak floor, TV point, telephone point, Living flame gas fire inset to chimney breast.

### Kitchen Specification.

A range of high gloss fitted units with granite worktops over, matching upstands, undermounted sink, inset Neff hob, pan drawers, integrated washing machine, integrated Smeg dishwasher, stainless steel Neff oven and microwave, chimney style extractor and matching eye level units.

# Property Details.

## Bedroom



9' 4" x 8' 7" (2.84m x 2.62m) Sash window to rear, radiator, fitted double wardrobes, TV point and telephone point.

## Bathroom



9' 0" x 6' 5" (2.74m x 1.96m) Obscure sash window to side, tiled floor and walls, panelled bath with screen and shower over, vanity wash hand basin, close couple WC, heated towel rail, inset spotlights and extractor.

## Externally

External bike store, bin storage area, residents secure gate to development.

## Wivenhoe Residents Parking Scheme

Permit parking is available on nearby roads via the the council and is currently rated at £78 per year on the North Essex Parking Website.

# Property Details.

## Floorplans

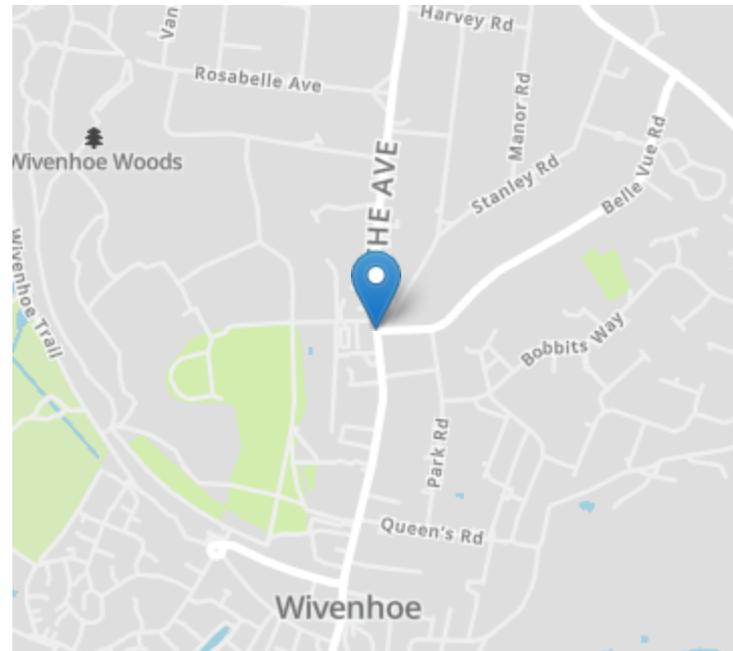
FIRST FLOOR APARTMENT  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
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## Location



## Energy Ratings

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.