



- Top Floor Apartment
- One Bedroom
- Allocated Parking & Bike Shed
- Beautiful Views
- Lower Wivenhoe Position
- Walking Distance To Wivenhoe Train Station
- Gas Central Heating & Double Glazing
- Waterside Location

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

A beautifully positioned and wonderfully presented waterside top floor apartment offered for sale with no onward chain. Over looking the wet dock and estuary. This property is currently rented and would be available to any landlord to potentially take on the current long term professional tenant or alternatively would make a great first time buy or holiday home. The property includes open plan living, bedroom, bathroom, parking and within easy reach to local amenities and transport including direct access to London Liverpool Street. Early viewing advised.





# Property Details.

## Ground Floor

### Entrance

Secure communal entrance via entry phone system. Doors lead from the wet dock and the carpark.

## Third Floor

### Entrance Hall

Wooden front door opening onto hallway, radiator, airing cupboard, intercom system, loft access, doors leading to:

## Kitchen, Lounge/ Diner



21' 6" x 11' 10" (6.55m x 3.61m) Velux window to the front and rear, radiator, inset spot lights, a modern fitted kitchen including integrated sink, gas hob, over head fan, fridge/freezer, dish washer, washing machine. The kitchen opens onto the open plan lounge/diner.

# Property Details.

## Bedroom



14' 3" x 9' 1" (4.34m x 2.77m) Velux window to the front, radiator, beautiful views, space for double bed and furniture.

## Bathroom



8' 2" x 7' 01" (2.49m x 2.16m) Velux window to rear, tiled floor, towel rail, tiled splash back, bathroom suite includes panelled bath with over head shower, low level WC, wash hand pedestal basin.

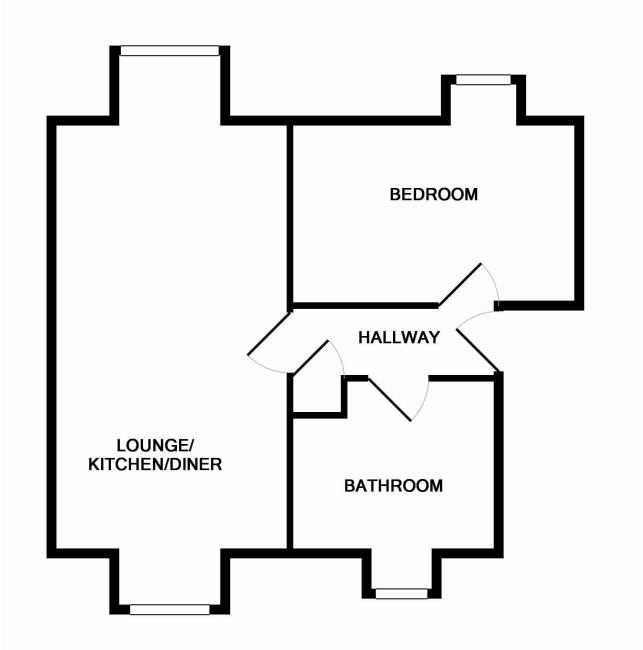
## Outside

### Parking & Communal Garden

Allocated parking space and bike store, bin storage, communal areas.

# Property Details.

## Floorplans

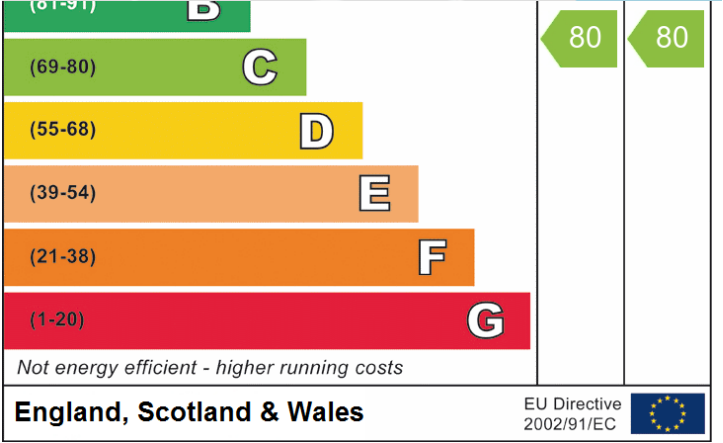
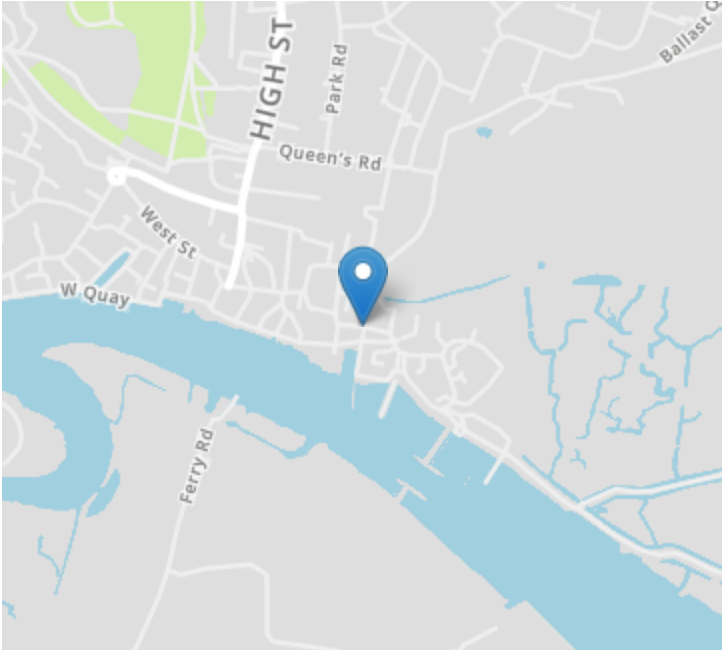


TOTAL APPROX. FLOOR AREA 563 SQ.FT. (52.3 SQ.M.)

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

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## 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.