



- Superb Contemporary First Floor Apartment
- Fabulous Open Plan Kitchen/Dining & Living Space
- Two Double Bedrooms
- Modern En-Suite Shower Room And Family Bathroom
- Close To Waterfront And The Villages Array Of Ammenties
- Two Allocated Parking Spaces

**Flat 6, 1 Marina Walk Compass House, Marina Walk, Rowhedge, Colchester, Essex. CO5 7DL.**

\*Guide Price £205,000 - £215,000\* A rare opportunity to purchase this truly stunning, newly built first floor apartment situated in the highly desirable village of Rowhedge within this new development 'Rowhedge Wharf'. Recently constructed by highly reputable builders - Rowhedge Wharf is surrounded by natural beauty, and benefits from outstanding long distance views of the River Colne, Roman River and the village of Wivenhoe. Accessed by a tree lined road this executive development provides excellent access to Rowhedge's delightful array of shops, two local pubs and restaurants all within just a short stroll from your doorstep.



Call to view 01206 576999



# Property Details.

## Communal Entrance

### Entrance Hall

With telecom entry system, post box, stairs and lift to all levels, access to the rear parking.

## First Floor Apartment

### Entrance Hallway

With doors to;

### Open Plan Kitchen/Dining/Living Room



21' 6" x 11' 11" (6.55m x 3.63m) With UPVC double glazed window to side, UPVC double glazed sliding doors providing access to balcony, radiator, TV point.

## Kitchen Area



The kitchen offers a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, in-built electric oven with hob and extractor hood over, integrated fridge/freezer, dishwasher and washing machine.

## Bedroom One



11' 4" x 10' 10" (3.45m x 3.30m) With UPVC double glazed window to front, radiator, built in wardrobe, door to;

# Property Details.

## En-Suite Shower Room



With close coupled WC, wash hand basin, heated towel rail, part tiled walls, walk in shower cubicle, extractor.

## Bathroom



With close coupled WC, wash hand basin, heated towel rail, part tiled walls, panelled bath with shower attachment.

## Bedroom Two



14' 3" x 8' 5" (4.34m x 2.57m) With UPVC double glazed window to front, radiator, built in wardrobe.

## Outside

### Parking



The property comes with two parking spaces. (one space is allocated to the front of the block, whilst the over is located to the rear within a carport.)

### Lease Information

We have been advised by the current owners that the following lease information is correct;

Lease Length: 249 years remaining.

Ground Rent: £175 per annum.

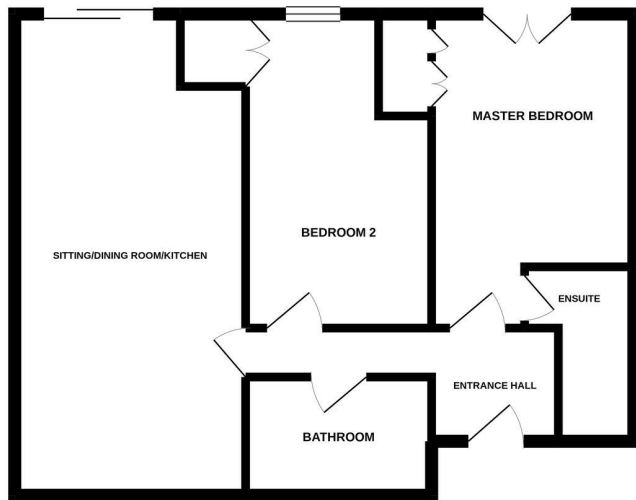
Service Charge: £696.61 per annum.

However, we do advised any perspective purchaser confirms this information with their chosen legal representative.

# Property Details.

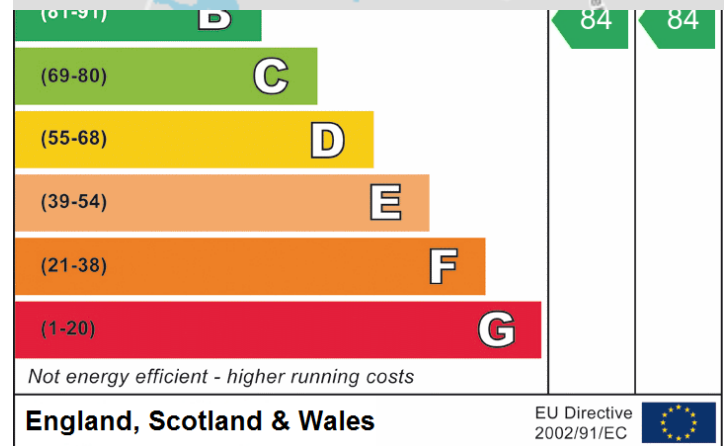
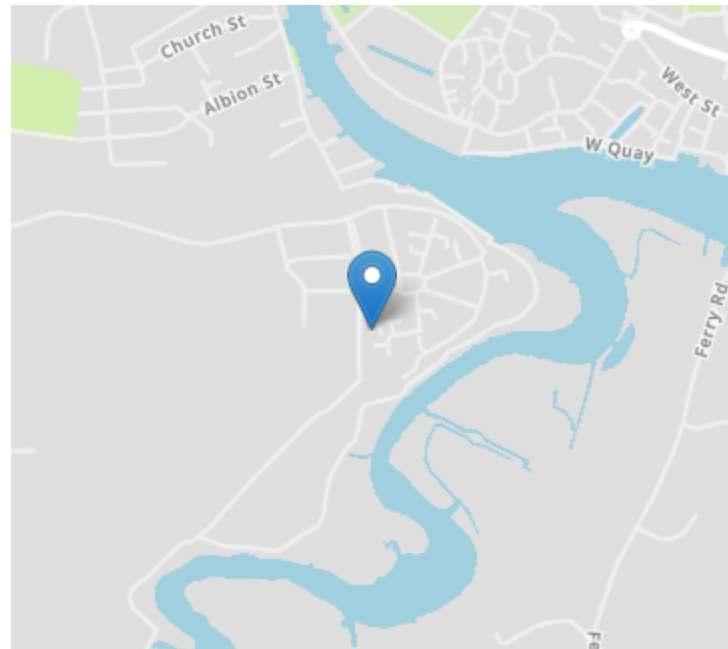
## Floorplans

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, boundaries, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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. Issue with Message 1/2/2021.

## 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.