



- Penthouse Apartment
- Modern Kitchen
- Recently Fitted Bathroom
- Bedroom With Brick Feature Wall
- Off Road Parking
- Gas Central Heating
- Close To Train Station
- Velux Balcony With Amazing Views

### Flat 5, 140 Westcott House, High Street, Wivenhoe, Colchester, Essex. CO7 9AF.

A charming contemporary penthouse apartment, 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. This fabulous property offers stylish open plan Lounge/Kitchen/Diner, balcony with stunning views along with quality fitments throughout, communal parking area and of course easy reach to Wivenhoe Station and its excellent links to London Liverpool Street. Viewing highly advised.



# Property Details.

## Living Accommodation

### Communal Entrance

Secure entrance doors with communal intercom system to all apartments, stairs to all floors,

### Entrance Hall

12' 05" x 3' 10" (3.78m x 1.17m) Engineered Oak floor, spotlights, airing cupboard, storage cupboard, telephone entrance system, door to bathroom:

### Bathroom



12' 08" x 8' 10" (3.86m x 2.69m) Velux window to side, tiled walls, low level WC, bath, walk in shower enclosure, wall hung vanity unit, wall mounted fan.

## Kitchen



10' 05" x 9' 0" (3.17m x 2.74m) Velux window to side, inset spot lights, modern fitted kitchen including base units, draws, wall units, breakfast bar, space for stools, granite/oak worktops and upstands over, inset Neff hob, under mounted one & half bowl sinks and draining grooves, integrated Neff oven and combi oven, integrated fridge/freezer, integrated Smeg dishwasher, integrated washing machine, chimney style extractor, inset spotlights.

# Property Details.

## Living Room



15' 10" x 6' 08" (4.83m x 2.03m) Velux windows to side and rear, engineered oak floor throughout, radiator, living flame feature fire, eaves storage cupboard, TV & telephone points, inset spotlights.

## Bedroom



19' 05" x 12' 08" (5.92m x 3.86m) Bedroom 14' 8" x 13' (4.47m x 3.96m) Velux window to front, Velux balcony to rear with astonishing views across the rooftops of Wivenhoe oak engineered flooring, feature red brick chimney breast and exposed beams, radiator, fitted wardrobes.

## Outside

### Parking

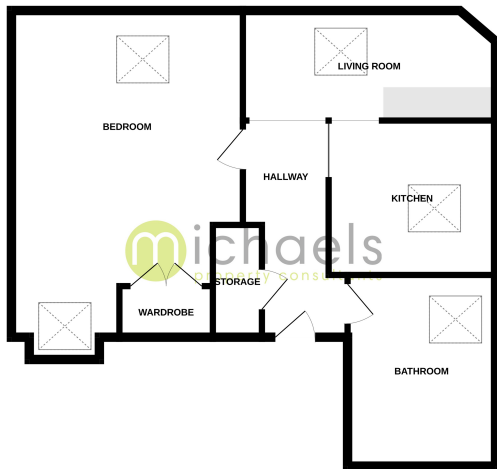


Communal parking via the block paved area and sheltered bin store.

# Property Details.

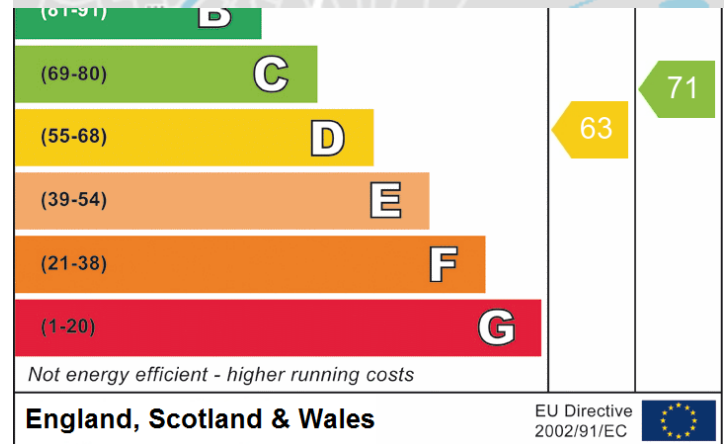
## Floorplans

GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans, measurements, or other details contained in this document are not intended to be relied upon for any purpose or in any manner. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, appliances and fittings shown have not been tested and the purchaser should verify the details with the seller.  
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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.