



- Lower Wivenhoe Position
- Share Of Freehold
- Two Bedrooms
- First Floor Maisonette
- Communal Rear Garden
- Garage & Parking
- Chain Free

109 High Street, Wivenhoe, Colchester, Essex. CO7 9AF.

A well presented first floor maisonette in this sought after Wivenhoe position just minutes from the mainline train station with fast links to London Liverpool Street in just over the hour. Currently offering two bedrooms, modern kitchen and bathroom, lounge, garage, parking and communal gardens all within easy reach of good local amenities including the waterfront and quayside. Offered chain free.



Property Details.

Details

Ground Floor

Entrance door to lobby with stairs to first floor lobby.

First Floor Lobby

With private door to:

Entrance Hall

With doors leading to all rooms, airing cupboard.

Lounge/Diner



13' 7" x 10' 7" (4.14m x 3.23m) Window to front and radiator.

Kitchen



11' 3" x 7' 1" (3.43m x 2.16m) Window to side, radiator, a range of fitted units and drawers with worktops over, inset sink and drainer, space for fridge/freezer, spaces for further appliances, tiled splashback, eye level units, fitted oven, gas hob, extractor, boiler cupboard.

Bedroom



11' 3" x 10' 0" (3.43m x 3.05m) Window to rear, radiator.

Bedroom



11' 1" x 7' 4" (3.38m x 2.24m) Window to side, radiator.

Property Details.

Bathroom



Window to side, panel bath with shower over, close coupled WC, pedestal wash hand basin, tiled wall, heated towel rail.

Outside

Communal Gardens



Laid to lawn with various shrubs and plants, enclosed by panel fencing.

Garage and Parking Space



Garage offers up and over door with parking space in front.

Share Of Freehold

A share of the freehold is offered with this property, each owner holds a 25% share and therefore there is no ground rent to pay. The leasehold element was extended in 2014 to offer 999 years each homeowner pays £50 pcm in for maintenance.

Property Details.

Floorplans

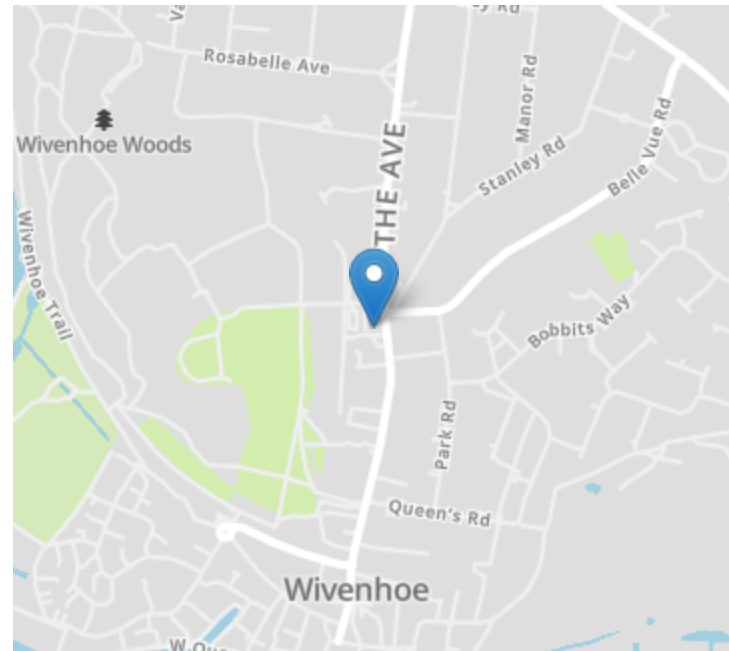
GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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



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.