



- First Floor Apartment
- Carport
- Long Lease Remaining
- South Facing Balcony
- En Suite To Master
- Family Bathroom
- Offered For Sale With No Onward Chain
- Sought After Position
- Two Bedrooms

## 9 Smugglers Wharf, Quay Street, Wivenhoe, Colchester, Essex. CO7 9FE.

Simply stunning offered for sale with no onward chain is this desirable warehouse conversion sitting proudly on Wivenhoe Quay. Smugglers Wharf was converted by renowned local developers Vaughan & Blyth who purchased the site in 2006, the site itself had most recently been used by Wilkin & Sons of Tiptree as cold storage for its famous fruit jam. With open plan and well lit living space and private balcony over looking the river this amazing two bedroom apartment must be viewed. South facing balcony, two bedrooms, en-suite to master, family bathroom, open plan living, carport and storage shed. Wivenhoe Quay is just a short walk to the mainline train station with fast links to London Liverpool Street Station in just over the hour making it ideal for an easy commute and riverside walks.





# Property Details.

## Living Accommodation

### Entrance hall

Oak entrance door, airing cupboard, storage cupboard, communal entry phone system.

### Living room



16' 06" x 13' 06" (5.03m x 4.11m) Double glazed window to rear, French doors, radiator, oak flooring, radiator, views onto the river.

## Kitchen



13' 06" x 7' 06" (4.11m x 2.29m) Oak flooring, fitted oak kitchen including a range of base and wall units, granite worktops, inset stainless 1/2 bowl sink, Neff appliances including oven, gas hob, over head fan, fridge/freezer, dishwasher and washing machine.

## Bedroom



15' 05" x 11' 11" (4.70m x 3.63m) Double glazed window to side, radiator, door to:

# Property Details.

## En Suite



9' 0" x 3' 11" (2.74m x 1.19m) Towel rail, wash hand basin, low level WC, shower cubicle, panelling.

## Bedroom



12' 04" x 8' 10" (3.76m x 2.69m) Double glazed window to side, radiator, fitted wardrobe.

## Family Bathroom



8' 0" x 6' 09" (2.44m x 2.06m) Towel rail, ceiling mounted fan, panelled bath with over head shower, tiled walls, low level WC, wash hand basin.

## Outside

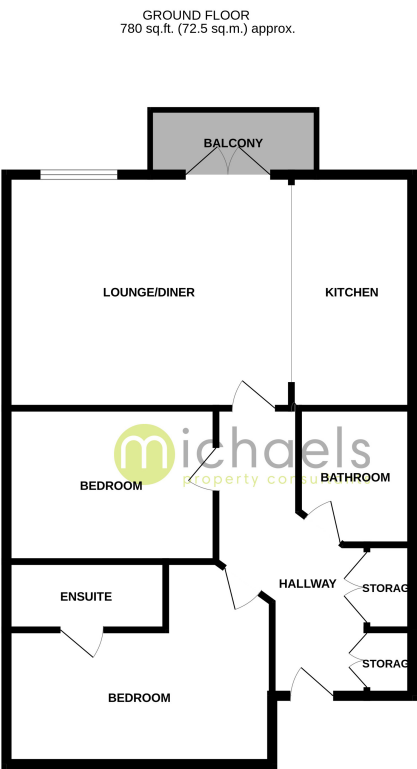
### Parking & Balcony



Balcony from the living room with panoramic views of the river, Parking via the carport with power.

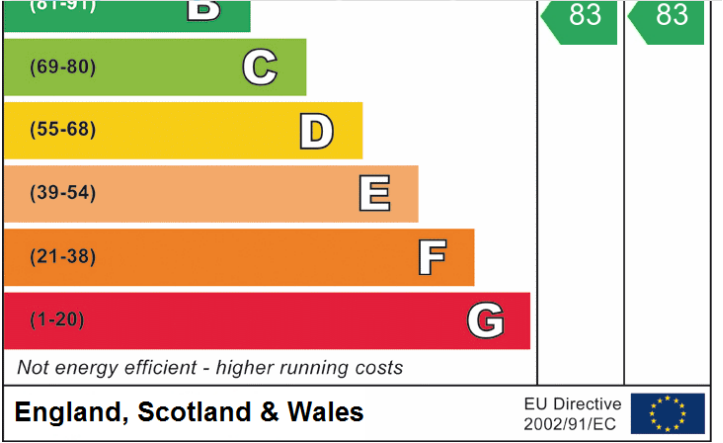
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 780 sq.ft. (72.5 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



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.

