

High Street, Wivenhoe
CO7 9AF
Guide Price £155,000-£160,000
Leasehold

Town & Country
residential sales and lettings



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- **BEAUTIFULLY PRESENTED APARTMENT**
- **SECOND FLOOR WITH VIEWS**
- **OPEN PLAN KITCHEN**
- **LOUNGE WITH BAY WINDOW SEATING AREA**
- **DOUBLE GLAZED SASH WINDOWS WITH BESPOKE BLINDS**
- **BEDROOM WITH EN-SUITE SHOWER ROOM**
- **BESPOKE SHUTTERS**
- **HEART OF WIVENHOE/ FEW MINUTES WALK TO THE STATION/QUAYSIDE**
- **PERMIT PARKING AVAILABLE**
- **NO ONWARD CHAIN**

Located in the heart of sought-after Wivenhoe and immaculately presented this one-bedroom flat is offered with NO ONWARD CHAIN and perfectly blends modern living with charming historical features.

This beautifully finished property enjoys the benefits of close proximity to Wivenhoe Train Station with links to London Liverpool Street, local shops and Wivenhoe Quay, making it an ideal choice for first-time buyers, university accommodation, or investors alike.

Upon entering, you are welcomed by an inviting open-plan living area, filled with natural light from the large Bay windows with seating and Bespoke window shutters. The solid Oak flooring adds a touch of elegance. The stunning kitchen is open-plan and thoughtfully designed for contemporary lifestyles. It features striking marble countertops, an abundance of natural light and a delightful breakfast area. The apartment's double bedroom is complemented by an En-suite shower room, fitted with a luxurious rain shower and hand held shower.

Residents benefit from communal garden and the option to purchase permit parking. Set in a vibrant community known for its historical charm, this flat provides a tranquil retreat combined with all the vibrancy the heart of Wivenhoe has to offer. With its unique blend of character, stylish interior, and prime location just a few minutes walk to the Station and Quayside, this property stands out as a high-quality home ready for immediate enjoyment.

Early viewing is highly recommended to truly appreciate all this delightful stylish apartment has to offer.



The accommodation with approximate room sizes are as follows:

COMMUNAL ENTRANCE

Entrance door, stairs leading to first and second floor landings.

ENTRANCE HALL

Entrance door, Solid Oak flooring. Security entry phone system.

OPEN PLAN KITCHEN/LOUNGE/DINER

16' 0" x 15' 4" (4.87m x 4.67m)

Double glazed sash Bay window with seating area, double glazed sash windows to front and side aspects. The windows have Bespoke shutters. Solid Oak flooring, breakfast bar. Range of base, drawer and eye level units with marble work surface over with inset sink unit with mixer tap. Integrated oven with four ring induction electric hob and extractor over and integrated fridge and freezer. Electric heater with cover.

BEDROOM ONE

11' 0" x 10' 4" (3.35m x 3.15m)

Double glazed sash window to rear aspect with Bespoke shutters, carpet flooring. Electric heater. Door to En-suite shower room.

EN-SUITE SHOWER ROOM

7' 0" x 4' 0" (2.13m x 1.22m)

Double shower cubicle with rainfall shower and hand held shower fitting, low level WC and pedestal sink. Fully tiled walls.



EXTERIOR

Communal garden.

AGENT'S NOTES

The Seller has advised us of the following:

Years remaining on the lease: 125 year lease granted in 2018

Annual Ground Rent is £250 No increase for 25 years from 2018

Rent review in 2043

Annual Service Charge (including building insurance, water rates, gardening, window cleaning and cleaning of communal inside areas) £1995





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



JOLLY HOUSE

TOTAL FLOOR AREA : 411 sq.ft. (38.2 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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