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DAVID MARTIN  
GROUP

**Marina Walk**  
Rowhedge, Colchester, CO5 7DL

**Guide Price £230,000**  
EPC Rating 'B'

- Two Double Bedrooms
- En-Suite To Master
- Gas Central Heating
- Lift Access & Secure Bicycle Corridor





## Property Description

\*Guide price- £230,000-£240,000\*

Located on the ever popular Rowhedge Wharf development to the South-East of Colchester and offering the perfect combination of modern day living and village amenities, is this exceptionally well presented two bedroom second floor apartment. Only a stones throw away from the beautiful waterside, with views of Wivenhoe and a short stroll to Rowhedge centre, offering variety of locally run village pubs, a co-operative store and various other amenities.

The property itself consists of TWO double bedrooms, with the master bedroom benefitting from an en-suite, a family bathroom and a spacious OPEN PLAN kitchen/lounge/dining room benefitting from doors leading onto to the balcony. There is also a lift within the building making access to the second floor easy. The property was constructed 6 years ago so still has 4 years under NHBC warranty.

An internal viewing is essential to appreciate what is on offer.



#### COMMUNAL HALLWAY

Entrance door, bike store corridor.

#### ENTRANCE HALL

Entrance door, security entry phone system, radiator, doors leading off to:

#### OPEN PLAN LOUNGE/KITCHEN/DINER

22' 11" x 12' 8" (6.99m x 3.86m) A spacious open plan room with sliding door leading onto the balcony with river views and window to side aspect. The kitchen comprises of a range of wall and base level units, one and a half sink and drainer with mixer tap over, Bosch integrated appliances including oven and induction hob, extractor fan, washer/dryer, fridge/freezer and dishwasher, Amtico flooring, two radiators.

#### BEDROOM ONE

15' 1" x 9' 2" (4.6m x 2.79m) Spacious double room with door to juliet balcony, thermostat, built in double wardrobes, radiator, door to:

#### ENSUITE

Low level WC, wash hand basin, shower cubicle partly tiled walls, extractor fan, heated towel rail.

#### BEDROOM TWO

15' 1" x 11' 7" (4.6m x 3.53m) Spacious double room with window to front aspect, radiator.

#### BATHROOM

7' 4" x 6' 5" (2.24m x 1.96m) Low level WC, wash hand basin, bath with shower over, heated towel rail, fully tiled walls.

#### OUTSIDE

Outside the property, it benefits from a balcony and two allocated parking spaces, one which is under a carport which has a lockable storage unit.

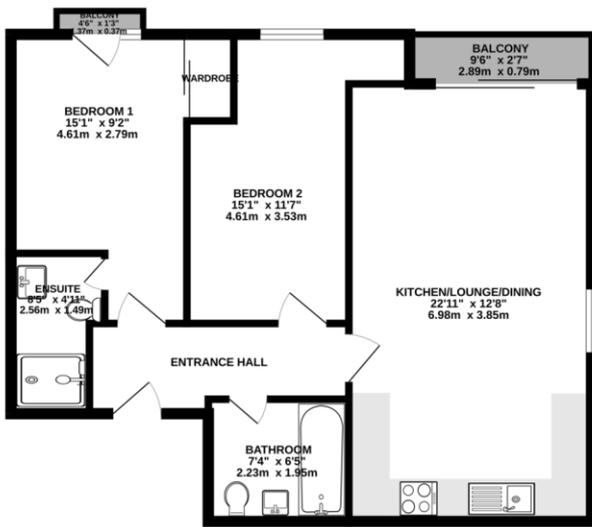
#### AGENTS NOTES

The vendor has provided us with the below information; Lease Length: 244 years remaining  
Ground Rent: TBC Service Charge: approx £1,186.66 per annum.





GROUND FLOOR  
687 sq.ft. (63.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements