



Guide Price £220,000 - £230,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | Second Floor | Council Tax Band B | EPC B | Ref COS260101

Marina Walk Rowhedge CO5 7DL

Stylish two bedroom second floor apartment on Rowhedge Wharf with balcony and river views towards Wivenhoe. Open plan lounge / kitchen / diner, en-suite, bathroom, lift access and remainder NHBC warranty. Short walk to village amenities and easy reach of Colchester city centre and mainline stations.

- Second floor two bedroom apartment
- Open plan lounge / kitchen / diner with private balcony
- En-suite and family bathroom
- Two allocated parking spaces, one under carport with storage
- Lift access to all floors and secure bicycle corridor
- Front and rear door secure entry system and intercom
- Approximately six years old with remaining NHBC warranty
- Located within a highly desirable waterside development
- Short walk to Rowhedge village centre with pubs, village store and local amenities
- Excellent access to Colchester city centre and London links



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

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Room Dimensions

Lounge / Kitchen / Diner 22'11" x 12'8" (6.99m x 3.86m)

Balcony 9'6" x 2'7" (2.9m x 0.79m)

Bedroom One 15'1" x 9'2" (4.6m x 2.8m)

En-suite 8'5" x 4'11" (2.57m x 1.5m)

Bedroom Two 15'1" x 11'7" (4.6m x 3.53m)

Bathroom 7'4" x 6'5" (2.24m x 1.96m)

Service Charge (per annum):

£1,228.68

Lease Length:

250 years (from 01/01/2019)

Ground Rent (per annum):

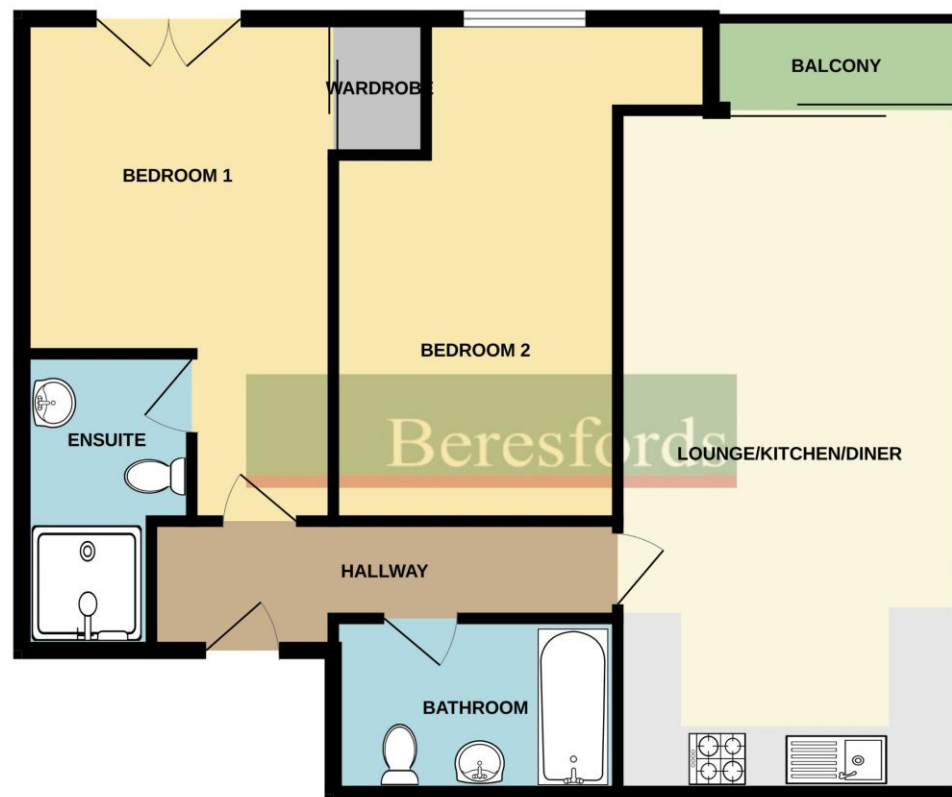
N/A

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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GROUND FLOOR



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