



Springfields Brightlingsea, CO7 0LU

Situated on the Springfields development, for the over 55's in the coastal town of Brightlingsea, Sheen's Estate Agents are pleased to offer for sale ONE BEDROOM FIRST FLOOR APARTMENT FLAT. The property is situated on the fringe of the town centre, with it's comprehensive range of shopping facilities and with Clacton's town centre, located around 6 miles away.

- 12'5 x 8'9 Bedroom
- 15'8 Lounge
- 7' Fitted Kitchen
- Double Glazed Windows
- Communal Gardens
- Communal Parking
- EPC Rating C
- Council Tax Band A



Price £80,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door with entry phone system to;

COMMUNAL ENTRANCE HALL / LOUNGE

Stairflight and lift to all floors.

FIRST FLOOR LANDING

Personal door to;

ENTRANCE HALLWAY

Storage cupboard. Electric heater (not tested). Doors to;

LOUNGE

15'8 x 9'5

Double glazed window to rear. Open access to;



KITCHEN

7' x 6'7

Modern fitted kitchen comprising; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with electric oven and extractor over. All appliances not tested. Plumbing and space for washing machine and fridge freezer. Selection of modern matching shaker style units at both eye and floor level. Tiled splash backs. Double glazed window to side.



BEDROOM ONE

12'5 + wardrobe x 8'8

Double glazed window to rear. Mirror fronted sliding door built in wardrobe.



SHOWER ROOM

Modern white suite comprising of; Low level W.C. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted electric shower (not tested).



OUTSIDE

The property benefits from communal parking areas to the front, with communal lawned and drying areas to rear.



LE 0125

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: A

Length of lease (years remaining): 63 Annual ground rent amount (£): £50 Ground rent review period (year/month): TBC Annual service charge amount (£): £2040.00 Service charge review period (year/month): TBC Pets: No

Any Additional Property Charges:

Services Connected:

(Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage (Telephone & Broadband): Yes

Non-Standard Property Features To Note:

Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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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Selling properties... not promises

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