



Fairhaven Court | Victoria Esplanade | West Mersea | Colchester | CO5 8DE

Asking Price £255,000



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A TWO DOUBLE BEDROOM FIRST FLOOR FLAT with sea views. The property comprises of a spacious lounge with box bay window looking out to sea, a fitted kitchen with a range of wall and base units, main bedroom on front aspect also benefiting from a sea view, a second double bedroom and a family bathroom suite. Other benefits include a parking space and garage en-bloc as well as the share of freehold. Viewings advised.

- First Floor Apartment
- Sea View
- Council Tax Band: B
- Two Double Bedrooms
- Garage & Parking Space
- EPC Rating: C

Fairhaven Court

Fairhaven Court is situated on Victoria Esplanade looking over the sea. There is a roof terrace for the use of residents. The communal areas are well lit and maintained. Fairhaven Court is run by a residents (in-house) management company.

Entrance Hall

5'11" x 16'0" (1.80m x 4.88m)

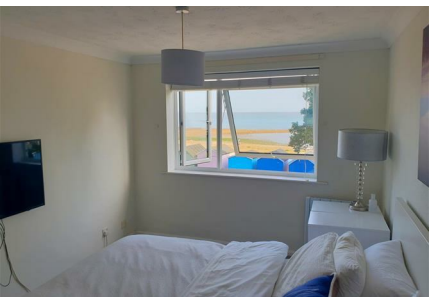
Cloak and boot area, Aperta intercom, airing cupboard, electric radiator to wall. External door to communal landing. Internal doors to living room, bedrooms and bathroom. Open doorway to kitchen.

Living Room

16'11" x 13'1" (5.16m x 3.99m)

UPVC double glazed square box window with fabulous panoramic sea views, East to West giving you the delight of watching the windsurfers and water activities. Electric radiator to wall, TV point. Internal door to entrance hall.





Kitchen

9'11" x 7'8" (3.02m x 2.34m)

UPVC double glazed window to rear aspect, a range of wall and base units with laminate worktops and stainless steel sink and drainer. Electric oven and hob, space for fridge freezer and washing machine. Open doorway to entrance hall.

Bedroom One

13'10" x 9'4" (4.22m x 2.84m)

UPVC double glazed window to front aspect; waking up to the wonderful sunrise views, double built-in wardrobe. Electric radiator to wall. Internal door to hallway.

Bedroom Two

10'0" x 9'5" (3.05m x 2.87m)

UPVC double glazed window to rear aspect, double built-in wardrobe. Electric radiator to wall. Internal door to hallway.

Bathroom

7'3" x 4'11" (2.21m x 1.50m)

UPVC double glazed obscured window to rear aspect. White three piece suite with shower over bath. Internal door to hallway.

Garage

17'9" x 9'0" (5.41m x 2.74m)

Garage en-bloc and parking space. Up and over door to front.

Property Information

The below figures have been provided to us by the vendor:

Service Charges: £350 per quarter (£1,400 per annum)

Lease: N/A - Share of Freehold

Resident Management Company

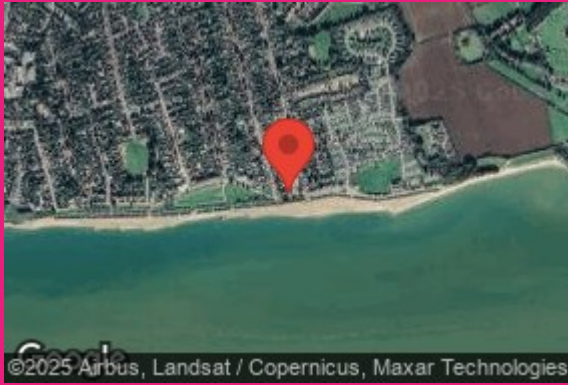
No holiday lets but can rent on AST for 6 months plus.

Local Area

Situated on the West of Mersea, benefiting from being close to all local amenities. This property is ideal for those looking to downsize or looking for a weekend retreat. The property enjoys a sea view setting on Victoria Esplanade yet being within a short walk of the village centre. Mersea is a unique, secluded island and hasn't had many changes over the years and therefore you do feel that it is small step back in time. Mersea has many restaurants, holiday parks, sandy beaches and pubs, there is a local school and a regular bus service to Colchester. Mersea Island can occasionally be cut off from the mainland when the tides are extra high, although waiting for the tides to reside can sometimes be very entertaining when paddle boarders are paddling down the road.

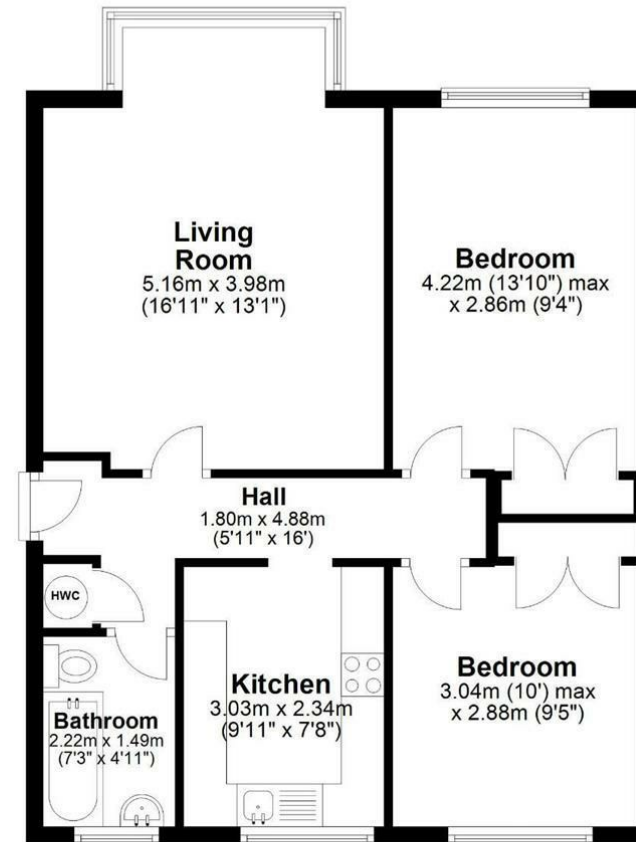
Agents Note

Please note this property is owned by a Director of Clarknewman Ltd.



First Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



Total area: approx. 58.1 sq. metres (625.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		82
	71	

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