



GAME ESTATES

PROPERTY SALES & LETTINGS

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9 Queens Mews

West Mersea

Essex

CO5 8QG

O.I.E.O £215,000



Central location

Close to the high street

Ground floor apartment

Allocated parking

Two bedrooms

Communal gardens

lounge with doors leading to garden

Garage

Game Estates are delighted to offer this two bedroom ground floor apartment is situated close to the High Street with allocated parking and garage. Offered in good condition with casement doors leading to private patio and communal gardens, Lounge/diner, fitted kitchen, bathroom, chain free.

- **Entrance Hall**

9' 6" x 2' 11" (2.90m x 0.89m)

Storage radiator, L-shaped, laminate flooring, doors to

- **Lounge**

11' 2" x 18' 3" (3.40m x 5.56m)

Window to front aspect, yorkstone fireplace, electric fire, Storage radiator, double opening casement doors to rear garden, windows to side aspect.

- **Kitchen**

5' 10" x 9' 2" (1.78m x 2.79m)

Roll top work surfaces with inset stainless steel unit with mixer tap, drawers and cupboards under, space for a washing machine, fridge freezer, fitted oven, inset hob, extractor hood over, tiled splash-back, laminate flooring, window to front aspect.

- **Bedroom 1**

9' 11" x 11' 4" (3.02m x 3.45m)

Window to rear aspect, two inset wardrobes.

- **Bedroom 2**

7' 2" x 8' 11" (2.18m x 2.72m)

Window to rear aspect, wardrobe

- **Bathroom**

4' 7" x 7' 11" (1.40m x 2.41m)

Bath with shower over, wall mounted heated towel rail, closed coupled WC, wash basin on vanity unit, obscure window to front aspect, tiled floor.

- **Garage**

Up and over door.

- **Allocated parking space**

Council tax band: B

- **Service charges £1220 per annum**



© Essex EPCs

This floor plan is not to scale and is for illustrative purposes only.

Energy performance certificate (EPC)

9 Queens Mews High Street West Mersea COLCHESTER CO5 8QG	Energy rating	Valid until:	7 April 2034
	D	Certificate number:	3600-8779-0522-7303-3443

Property type	Ground-floor flat
Total floor area	56 square metres

Rules on letting this property

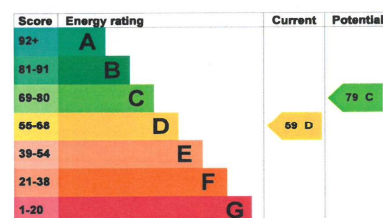
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

