



GAME ESTATES

PROPERTY SALES & LETTINGS

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11 Rosebank
Coast Road
West Mersea
Essex
CO5 8LS

£395,000



Two Double Bedrooms, Top floor apartment

Private Balconies with panoramic sea views

Coast Road location with garage & parking space

Modern Eco design Rointe electric radiators

Breathtaking Coastal Views

Beautifully presented

Common hold

Perfect for full time living or holiday home

Embrace the serenity of coastal living with this captivating two-bedroom top floor apartment nestled in the heart of West Mersea, Essex, where panoramic views of the coastline and modern comfort converge to offer a truly unparalleled living experience.

Retreat to the two generously sized bedrooms, each offering a peaceful sanctuary to rest and rejuvenate. Wake up to the soothing sound of waves and the gentle caress of sea breeze, ensuring every morning begins with a sense of serenity. Step outside onto your two private balconies and be greeted by the invigorating sea air and breathtaking coastal vistas. Whether enjoying a morning coffee or hosting evening gatherings with friends, this outdoor retreat promises moments of pure bliss. Perched, overlooking the glistening waters of West Mersea's coastline, this apartment offers a front-row seat to spectacular sunsets and ever-changing sea-scapes, creating an ambiance of tranquillity and awe-inspiring beauty.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.
Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

- Communal Entrance Door to
- Entrance Hall
 - Stairs to the second floor
- Hall
 - Part Glazed Entrance door to hall, recessed airing cupboard with pressurised immersion tank and shelves, cupboard with cold water tank over
- Lounge: 17' 4" x 11' 11" (5.28m x 3.63m)
 - Patio Doors to balcony, with views to the church and estuary, coved ceiling, wall mounted electric effect fire, open to the kitchen
- Balcony: 12' 1" x 3' 8" (3.68m x 1.12m)
 - With timber and metal balustrading, views to the church and estuary.
- Kitchen: 11' 6" x 7' 5" (3.51m x 2.26m)
 - Fitted Units to three aspects comprising roll top work surfaces with inset sink unit with mixer tap, drawers and cupboards under, spaces for washing machine, dishwasher, fridge and freezer, single oven with inset hob, eye level cabinets over, tiled splashback, sealed unit window with views to the estuary.
- Bedroom 1: 13' 7" x 10' 4" (4.14m x 3.15m)
 - Sealed unit window with views to church and estuary, coved ceiling, built in double wardrobe cupboard with hanging rail and further cupboard over.
- Bedroom 2: 11' 6" x 10' 3" (3.51m x 3.12m)
 - Sealed unit window and part glazed door to balcony with views to the estuary, coved ceiling, built in double wardrobe cupboard with hanging rail, further cupboard over.
- Balcony: 9' 6" x 3' 9" (2.90m x 1.14m)
 - With timber and metal balustrading, views to the estuary.
- Large shower Room: 7' 11" x 7' 9" (2.41m x 2.36m)
 - Walk in shower, wall mounted heated towel rail. wash basin on vanity unit with mixer tap, fully tiled, close coupled w.c, two obscure windows to rear aspect.
- Communal Gardens
 - Lawns, flower beds, water feature
- Garage
 - Electric, up and over door, power connected.
- Storage Shed
 - Brick built
- Council tax band: C
- Maintenance: £138 per month including buildings insurance
- Wired for Sky Q
- Visitors parking

Energy performance certificate (EPC)

Flat 11
Rosebank
64 Coast Road
COLCHESTER
CO5 8LS

Energy rating

E

Valid until: 4 July 2032

Certificate number: 0320-2894-8130-2902-8705

Property type

Top-floor flat

Total floor area

66 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 E. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

