



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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4 New Orleans  
Coast Road  
West Mersea  
CO5 8QF

£510,000



Three double bedroom first floor apartment

Share of Freehold

Panoramic Sea Views

Lease remaining 936 years

Garage & parking

Game Estate Agents are delighted to offer this rarely available three bedroom ( a majority of these are two bedrooms) first floor apartment with outstanding views of the Estuary. There is a feeling of spaciousness and light throughout the accommodation, which needs to be viewed to truly appreciate this gem. Private access to the beach from the gardens is an added bonus.

Communal Entrance Door  
With intercom entry system

Dining Room/entrance hall: 20' 9" x 8' 4" (6.32m x 2.54m)

Two Economy 7 Storage Heaters, Views through the lounge to the Estuary, open to inner hall, door to bedroom 1, and recessed airing cupboard, housing hot water tank and shelves.

Lounge: 16' 0" x 14' 0" (4.88m x 4.27m)

Sealed unit double opening patio doors to balcony, with exceptional views over the gardens to the beach Estuary and beyond, feature fireplace, economy 7 heater.

Balcony: 15' 6" x 4' 0" (4.72m x 1.22m)

Outstanding panoramic views over landscaped gardens, beach and Estuary, tiled floor, glazed balustrade.

Kitchen: 9' 1" x 9' 1" (2.77m x 2.77m)

Sealed unit window to the front aspect with views to the church, comprehensive range of fitted units comprising roll top work surfaces, with inset one and a third bowl sink unit and mixer tap, integral fridge/ freezer, space for a washing machine, inset hob with fitted oven under and extractor hood over, drawers and cupboards, eye level cabinets, extractor fan, walk in shelved larder cupboard.

Bedroom 1: 18' 1" x 11' 4" (5.51m x 3.45m)

Sealed unit window to rear aspect, with beautiful views over the gardens and estuary, recessed walk-in wardrobe cupboard, 3'1 x 5'5, with two hanging rails and shelf

Bedroom 2: 18' 1" x 11' 4" (5.51m x 3.45m)

Sealed unit window with wonderful views over the gardens and estuary, further window to the side aspect, with views looking over the balcony.

Bedroom 3: 12' 09" x 9' 0" (3.89m x 2.74m)

Sealed unit window to front aspect, looking over church, built in wardrobe cupboard with hanging rail and shelf, economy 7 heater.

Bathroom

Sealed unit window to front aspect, white suite comprising panelled bath with Mira shower unit, pedestal wash basin, tiled splash backs, wall mounted heated towel rail, door to enclosed WC

Separate w.c

Close coupled w.c, obscure window to front aspect.

Grounds

Communal gardens, landscaped terrace, leading to lawns, with mature trees and shrubs, all enclosed with steps and gate giving private access to beach

Garage

Middle garage of first block of garages on the left, with up and over door, light connected.

Storage Shed

Private purpose-built block of storage sheds

Council Tax band: F

Parking:

Parking space with ample visitor parking spaces.

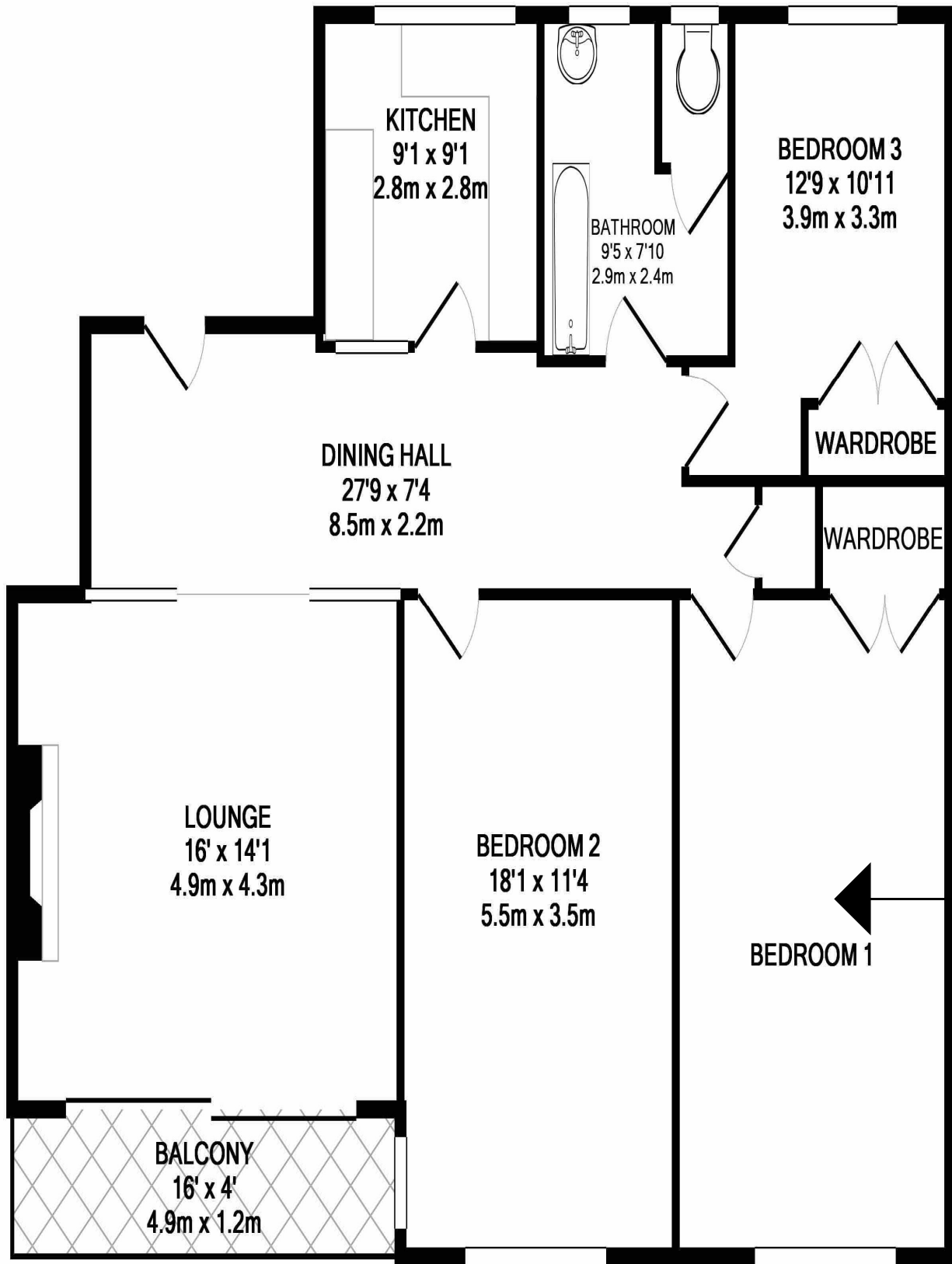
Lease details:

Length of lease 936 years

Maintenance / service charge, which also covers water charges;

£2400 to £2600 per annum payable half yearly.

Council tax band: F



Whilst every attempt has been made to ensure the accuracy of the floor plan 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



