



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

7 Claire Court
Upland Road
West Mersea
CO5 8DG

£170,000



Two bedroom first floor apartment

Share of Freehold

Built 1986

Lease remaining 99 years

Allocated parking space

Epc rating: D

Close to local amenities

Chain free

Introducing a charming first floor apartment, nestled in a convenient location close to amenities. This two-bedroom, one-bathroom property boasts allocated parking outside, making it easy for residents to come and go as they please. With a size of 667 square feet, this apartment offers a cozy yet spacious living space, perfect for those looking to add their own personal touch. While requiring some modernisation, this property presents a fantastic opportunity for buyers to create their dream home. Situated within walking distance to shops and the island centre, residents benefit from a plethora of nearby conveniences and attractions. Whether it's a leisurely stroll to the shops or enjoying the vibrant atmosphere of the island centre, this location has something for everyone.

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.

Hall

Entrance door and Stairs to first floor, radiator

Lounge

14' 9" x 12' 2" (4.50m x 3.71m)

Window to the side and rear, recessed cupboard, door to the kitchen, radiator

Kitchen

11' 0" x 8' 2" (3.35m x 2.49m)

Range of worksurfaces with inset stainless-steel sink, drawers and cupboards under, oven, window to the rear, spaces for washing machine, fridge/freezer and microwave, radiator, larder cupboard, eye level cabinets.

Bedroom 1

12' 3" x 11' 11" (3.73m x 3.63m)

Window to the front, radiator

Bedroom 2

11' 5" x 8' 2" (3.48m x 2.49m)

Window to the front, radiator, loft, part boarded

Bathroom

8' 2" x 4' 9" (2.49m x 1.45m)

Enclosed Shower, closed coupled WC, pedestal wash basin, cupboard, radiator, central heating boiler.

Outside

Access to a rear communal garden and outside washing drying area with space for a small tool shed

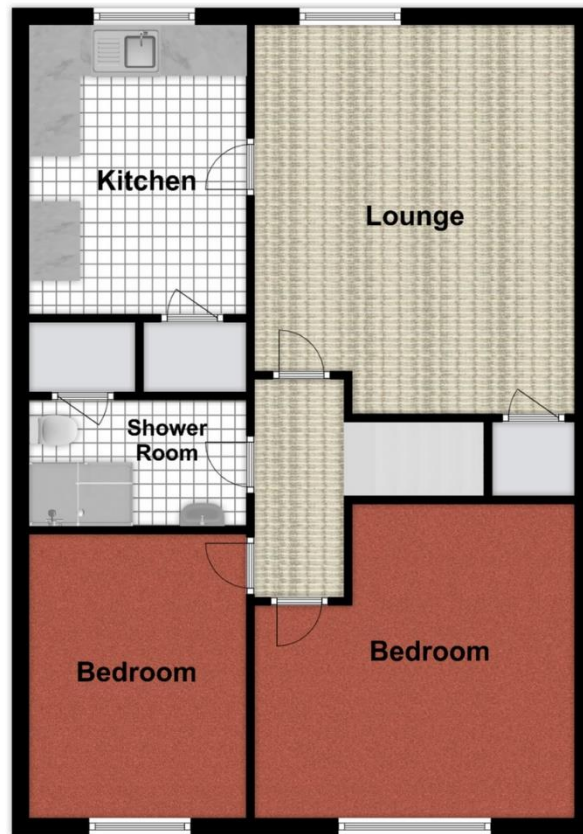
Lease remaining: 99 years

Service Charge: £480 per annum

Allocated parking space

Council Tax band: B

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.



© Essex EPCs

This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

