



GAME ESTATES

PROPERTY SALES & LETTINGS

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23 Woodrolfe Park
Tollesbury
Essex
CM9 8TB

£205,000



2-bedroom first floor apartment

Ideal permanent home or investment property.

Views over the Salt pool and Estuary

Communal Gardens

Fitted Kitchen and Bathroom

Chain free

Parking and car port

Game Estates Agents are delighted to offer this two-bedroom top floor apartment with good views over the salt pool, marina and Estuary. Offered in good condition with car port parking. Great investment opportunity with proven rental history. Fully fitted kitchen and bathroom. Viewing is highly recommended to appreciate the views. Chain free.

- **Hall**

Doors to:

- **Lounge**

18' 11" x 12' 11" (5.77m x 3.94m)

Window to front aspect with panoramic views over the sail lofts and salt pool, two storage radiators, open serving hatch to kitchen, obscure glass door to the hall.

- **Kitchen**

8' 8" x 7' 10" (2.64m x 2.39m)

Range of roll top work surfaces with inset sink with mixer tap, tiled splashback, drawers and cupboards under, double electric cooker, extractor fan, space for fridge/freezer.

- **Bedroom 1**

10' 1" x 10' 15" (3.07m x 3.43m)

Window to the rear aspect, panel heater, fitted triple wardrobe with shelves.

- **Bedroom 2**

13' 2" x 6' 10" (4.01m x 2.08m)

Window to the rear aspect.

- **Bathroom**

7' 2" x 5' 5" (2.18m x 1.65m)

Panel bath with shower over, tiled floor, close coupled WC, Pedestal wash basin with mixer tap, fully tiled. wall mounted heated towel rail, extractor, immersion cupboard with space for Washing machine.

- **Service charge £95 per month**

- **Lease length 80 years being extended to 180**

- **Council tax band: A**

- **EPC Band: E**

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.

Energy performance certificate (EPC)

23 WOODROLFE PARK TOLLESBURY CM9 8TB	Energy rating	Valid until: 20 December 2030
	E	Certificate number: 9350-2239-1020-2820-1261

Property type	Top-floor flat
Total floor area	59 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 D.

[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		
55-68	D		68 D
39-54	E	43 E	
21-38	F		
1-20	G		

