



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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[WWW.GAME-ESTATES.CO.UK](http://WWW.GAME-ESTATES.CO.UK)

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30 Hall Barn  
West Mersea  
Essex  
CO5 8SD

£189,000



Central location

First floor apartment

One double bedroom

Lounge, kitchen & wet room

Close to the high street

Warden Controlled

Communal gardens

24 hours emergency support

Game Estates are delighted to offer this first floor one bedroom apartment for the over 60's. Wet room, lounge, kitchen and bedroom, private entrance, communal gardens. Located in the Island centre, close to local amenities including bus route. Warden controlled with 24-hour emergency support. Chain free.

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.

- **Entrance**

Entrance door leading to first floor with 2 stair lifts, this is the only apartment on this floor.

- **Entrance Hall**

**12' 5" x 3' 7" (3.78m x 1.09m)**

Part glazed entrance door, laminate floor, window to side aspect, doors to:

- **Bedroom 1**

**12' 10" x 8' 11" (3.91m x 2.72m)**

Two windows to side aspect, electric radiator, laminate floor.

- **Wet Room**

**7' 10" x 5' 6" (2.39m x 1.68m)**

Shower with low double opening folding shower screens, close coupled w.c, wall mounted wash basin, fan heater.

- **Inner hall**

**12' 7" x 12' 10" (3.84m x 3.91m)**

Loft access, door leading to lounge.

- **Lounge**

**12' 9" x 11' 3" (3.89m x 3.43m)**

Windows to rear and side aspect with nice views, laminate floor, door to kitchen.

- **Kitchen**

**10' 6" x 6' 4" (3.20m x 1.93m)**

Modern with roll top work surfaces, inset stainless steel sink with mixer tap, drawers and cupboards under, inset hob, fitted oven, spaces for washing machine and fridge/freezer, laminate style floor, immersion cupboard.

- **Visitor parking**

- **Council Tax Band: C**

- **Lease remaining: 109 years**

- **Maintenance/service charges: £2015 per annum**

- **Ground Rent: £250 per annum**

AWAITING EPC



