



GAME ESTATES

PROPERTY SALES & LETTINGS

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63 Ray House
Carrington Court
West Mersea
CO5 8EG

£140,000



Two-bedroom 3rd floor apartment

Lease remaining 103 years

Perfect first-time buyers purchase

Gas central heating

Communal parking & gardens

Some modernisation required

Close to local amenities

Chain free

Introducing a charming two-bedroom top floor apartment for sale, ideal for those looking to put their own stamp on a property. Situated at the end of the block, this apartment offers communal parking, a storage shed and access to communal gardens. Located in a residential area, this property benefits from being just a short distance from local amenities such as shops, restaurants, and cafes. For those who enjoy the outdoors, the beautiful nearby parks provide the perfect spots for a leisurely stroll or a picnic on a sunny day.

With the apartment requiring modernisation, this presents a great opportunity for buyers to create their dream home and add value to the property. Don't miss out on the chance to view this potential-filled apartment - book you're viewing today!

Hall

12' 8" x 2' 5" (3.86m x 0.74m)

Part obscured glazed entrance door, loft access, 2 Storage cupboards, radiator.

Lounge

13' 11" x 11' 2" (4.24m x 3.40m)

Window to front aspect, radiator

Kitchen

11' 11" x 8' 2" (3.63m x 2.49m)

Window to rear aspect, gas boiler, radiator, inset sink, plumbing for washing machine, cupboards, obscure glazed door, larder cupboard.

Bedroom 1

11' 2" x 12' 0" (3.40m x 3.66m)

Window to front aspect, radiator

Bedroom 2

8' 5" x 8' 5" (2.57m x 2.57m)

Window to side aspect, radiator

Bathroom

8' 5" x 5' 11" (2.57m x 1.80m)

Close coupled WC, Panel bath with mixer tap shower attachment, radiator, obscure window to side aspect, wall mounted wash basin.

Charges

Ground rent: £10 per annum

Service charges: £700 per annum

Lease remaining 103 years

Communal gardens

Communal parking

Storage shed on landing

Council Tax band: A

EPC Rating C

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.



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We make no guarantee, warranty or representation as to its accuracy and completeness.



