



GAME ESTATES

PROPERTY SALES & LETTINGS

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32 Woodrolfe Park

Tollesbury

Essex

CM9 8TB

£205,000



2-bedroom first floor apartment

Views over the Salt pool and Estuary

Family bathroom and cloakroom

Open plan Lounge/ kitchen/ diner

Ideal permanent home or investment property.

Communal Gardens

Visitor Parking and car port

Lease remaining 185 years

Step into this exquisite top floor apartment located on the waterfront, boasting stunning panoramic views that will take your breath away. This property offers comfortable living with two spacious bedrooms, a modern bathroom and separate cloakroom, an open plan lounge/kitchen/diner perfect for entertaining guests. With the property being in excellent condition, you can move in and start enjoying the fantastic features it has to offer, car port, and storage shed. Imagine waking up in the morning to the tranquil sound of the water and watching the sun set over the horizon from your own private sanctuary.

Located in a charming fishing village with good local amenities, you can enjoy the best of both worlds - a peaceful retreat overlooking the water and the convenience of nearby shops, cafes, and restaurants. Don't miss out on this unique opportunity to own a slice of paradise. Call now to arrange a viewing!

- **Hall**
Communal entrance with stairs leading up to entrance door
- **Lounge**
19' 1" x 13' 0" (5.82m x 3.96m)
Window to front aspect with panoramic views, double glazed window with secondary glazing, insulated front wall, three storage radiators, laminate floor, opening to kitchen
- **Kitchen**
8' 8" x 8' 3" (2.64m x 2.51m)
Tiled worksurfaces with inset sink with mixer tap, drawers and cupboards under, fitted oven, inset hob with extractor over, spaces for washing machine and fridge/freezer, eye level cabinets.
- **Family bathroom**
6' 11" x 4' 11" (2.11m x 1.50m)
White suite comprising L shape shower bath with shower screen and mixer taps, close coupled w.c, wall mounted heated towel rail, fully tiled, wash basin with mixer tap on vanity unit, fan heater, airing cupboard housing modern water tank.
- **Hallway**
Loft access, insulated with ladder
- **Cloakroom**
3' 9" x 2' 5" (1.14m x 0.74m)
Close coupled w.c, wall mounted wash basin, extractor fan.
- **Bedroom 1**
13' 2" x 10' 5" (4.01m x 3.17m)
Window to rear aspect, fitted 5 door mirrored wardrobes, radiator.
- **Bedroom 2**
8' 11" x 6' 10" (2.72m x 2.08m)
Window to rear aspect, laminate floor, radiator, fitted wardrobe.
- **Outside**
Covered port with parking space and timber shed with work bench and power connected, visitor parking.
- **Agents note**
The property has benefited from new plumbing and extra insulation
Lease remaining 185 years
Service charges £130.00 per month
Council Tax band A

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.

AWAITING EPC AND FLOORPLAN

