



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

7 Woodrolfe Park

Tollesbury

Essex

CM9 8TB

£199,950



2-bedroom first floor apartment

Views over the Sail loft and Estuary

Family bathroom

Open plan Lounge/ kitchen/ diner

Ideal permanent home or investment property.

Communal Gardens

Visitor Parking and car port

Lease remaining 133 years

Step into this exquisite top floor apartment located on the waterfront, boasting stunning views over the sail lofts and Estuary that will take your breath away. This property offers comfortable living with two spacious bedrooms, a modern bathroom, 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!

- **Entrance**

Communal entrance with stairs leading up to entrance door

- **Lounge**

17' 2" x 12' 10" (5.23m x 3.91m)

Window to front aspect with views over sail lofts and beyond, laminate floor, radiator, open to kitchen.

- **Kitchen**

11' 8" x 9' 5" (3.56m x 2.87m)

Work surfaces with inset stainless-steel sink with mixer tap, drawers and cupboards under, fitted double oven with inset hob, extractor, integral fridge/freezer and dishwasher, tiled floor.

- **Family Bathroom**

7' 1" x 5' 5" (2.16m x 1.65m)

White suite comprising Bath with shower screen and shower over, close coupled w.c, pedestal wash basin with mixer tap, wall mounted heated towel rail, tiled floor, cupboard housing washing machine.

- **Bedroom 1**

13' 1" x 9' 10" (3.99m x 3.00m)

Window to rear aspect, radiator, laminate floor.

- **Bedroom 2**

13' 9" x 7' 3" (4.19m x 2.21m)

Window to rear aspect, laminate floor.

- **Outside**

Covered port with parking space, storage cupboard, visitor parking.

- **Council Tax Band: A**

Service fees £130.00 per month

Lease remaining 133 years

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

