



GAME ESTATES

PROPERTY SALES & LETTINGS

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5 Woodrolfe Park

Tollesbury

Essex

CM9 8TB

£199,950



Views over the Sail lofts and Estuary
2-bedroom first floor apartment
Communal Gardens
Family bathroom
Lounge / diner

Covered Car port
Visitor parking
Ideal permanent home or investment property
Lease remaining 133 Years

Nestled in a sought-after waterside village, this well-presented first floor apartment is a rare opportunity to enjoy the tranquillity of a marina lifestyle combined with the convenience of local amenities close at hand. Boasting two generously sized bedrooms, the property is ideally suited to couples, professionals, or those seeking a delightful retreat by the water.

Step inside to discover a spacious and airy interior in good condition throughout, enhanced by modern storage heaters to ensure year-round comfort.

The highlight is undoubtedly the picturesque waterfront aspect, offering inspiring views and a peaceful ambience right from your doorstep. Residents also benefit from a private car port, providing secure and convenient off-street parking—a true asset in this vibrant location.

- **Entrance**

Communal door leading up two flights of stairs to entrance door.

- **Entrance Hall**

Parquet style floor, recessed cupboard, part glazed door to lounge, doors to;

- **Lounge**

18' 7" x 12' 9" (5.66m x 3.89m)

Window to front aspect with views towards sail lofts and Estuary, thermostat-controlled storage radiator, space for dining room table and chairs, opening to kitchen

- **Kitchen**

8' 8" x 7' 7" (2.64m x 2.31m)

Entrance arch, roll top work surface with inset stainless-steel sink with mixer tap, drawers and cupboards under, spaces for fridge/freezer, washing machine and cooker, extractor, laminate floor.

- **Family Bathroom**

7' 4" x 5' 5" (2.24m x 1.65m)

White suite comprising panel bath with electric shower and shower screen, pedestal wash basin with mixer tap, close coupled w.c, extractor, tiled floor, recessed immersion cupboard, part tiled to walls.

- **Bedroom 1**

13' 1" x 10' 3" (3.99m x 3.12m)

Window to rear aspect, thermostat-controlled storage radiator.

- **Lobby**

2' 10" x 2' 5" (0.86m x 0.74m)

Arch from hallway, recessed storage cupboard, door to bedroom 2

- **Bedroom 2**

9' 8" x 7' 0" (2.95m x 2.13m)

Window to rear aspect, laminate floor, thermostat-controlled storage radiator.

- **Outside**

Covered car port with space for shed and parking for one vehicle, visitor parking.

- **Lease remaining: 133 years**

Service fees £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

