

oakheart



£280,000

Offers In Excess Of  
Orchid Field Court, West Mersea,



Nestled along the tranquil coastline, this stunning two-bedroom ground floor apartment offers the perfect blend of modern comfort and breathtaking ocean vistas. Step into a world of serenity as you make this residence your own.

The living space welcomes you with an abundance of natural light, creating an airy and inviting atmosphere and seamlessly flows into a well-appointed kitchen, complete with modern appliances and ample counter space for culinary enthusiasts.

Enjoy the sound of waves with your morning coffee on the private patio accessible from the lounge.

The master bedroom, complete with an en-suite bathroom, provides a private oasis with its own stylish retreat, the second bedroom is equally charming, offering comfort and versatility to suit your lifestyle.

Parking is a breeze with an allocated space just steps from your

front door, ensuring that your vehicle is always within easy reach. Additionally, the well-maintained grounds surrounding the apartment complex provide a lush and welcoming environment.

Whether you're looking for a permanent residence or a vacation retreat, this ground floor apartment promises a lifestyle of comfort, convenience, and unparalleled views. Immerse yourself in the beauty of coastal living while enjoying the modern amenities and thoughtful design of this exceptional home by the sea



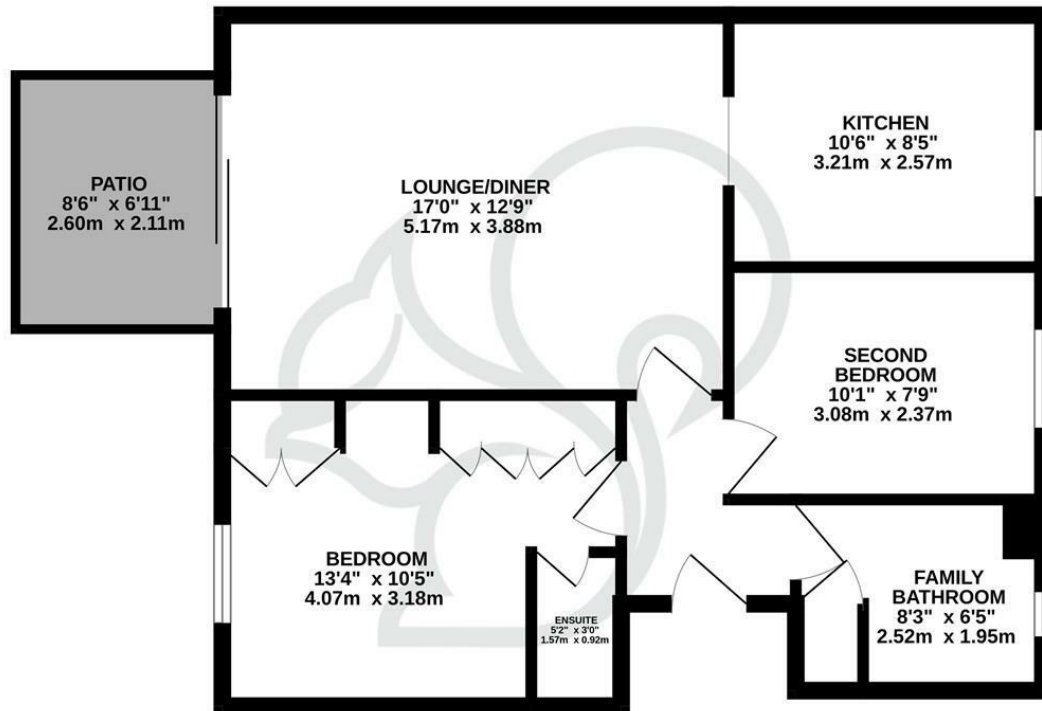








GROUND FLOOR  
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:**  
Colchester

**Tenure:**  
Leasehold

**Council Tax Band:**  
C

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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