



Charleston Court

Charleston Court  
Allocated  
Private Parking  
for  
Residents only

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Private Parking  
Residents Only

£200,000

Guide Price

Charleston Court, Seaview Avenue,  
West Mersea



Guide Price £200,000. - £210,000.

Situated within the serene confines of Charleston Court, West Mersea, Essex CO5 8BX, this inviting ground floor apartment offers a tranquil coastal lifestyle mere moments from the beach. The property presents itself as a two-bedroom sanctuary, boasting a spacious lounge measuring 14'6" x 12'6",

where the gentle rhythm of the sea can be savored through seaviews that grace the space. The kitchen area complements this abode, providing a functional space for culinary endeavors and gatherings. Additionally, a wet room enhances convenience and practicality within the home. While the apartment retains its charm, a touch of modernisation could further elevate its allure, offering an opportunity to

tailor the space to personal preferences and contemporary tastes. Embracing the essence of coastal living, this residence promises a harmonious blend of comfort, convenience, and seaside serenity.

For an Internal Inspection Call Oakheart Mersea Island.









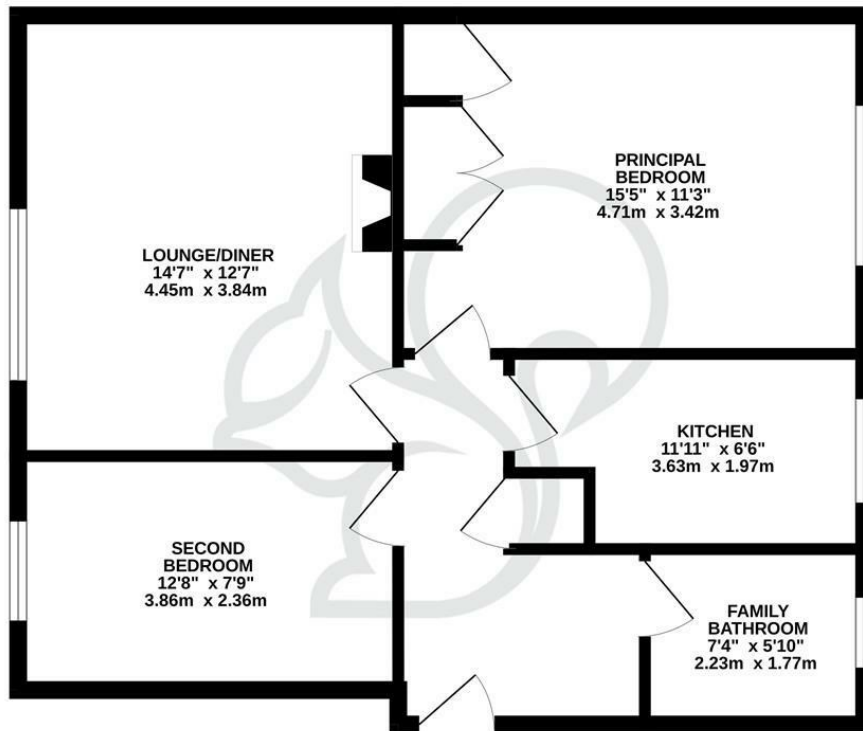








GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 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:**  
B

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>			<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</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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