

oakheart

£265,000

Offers In Excess Of
Orchid Field Court, West Mersea

Nestled within the serene surroundings of Orchid Field Court in West Mersea, Essex, this ground floor apartment offers a delightful blend of modern comfort and scenic beauty. Boasting two bedrooms, it presents a perfect retreat for those seeking tranquility without compromising on convenience.

Upon entering, you're greeted by a spacious lounge adorned with a charming box bay window, offering panoramic sea views and streams of natural light. This inviting space serves as the heart of the home, ideal for relaxing evenings or gatherings with friends and family.

The adjacent modern fitted kitchen is a haven for culinary enthusiasts, featuring contemporary fittings and ample storage space to cater to your

every need. Whether whipping up a quick meal or indulging in culinary adventures, this kitchen provides the perfect backdrop.

The principal bedroom also presents panoramic sea views and boasts the luxury of an ensuite bathroom, offering privacy and convenience for the occupants. Meanwhile, the second bedroom provides flexibility for guests or can be utilised as a home office, ensuring functionality to suit various lifestyles.

The apartment is complete with a modern bathroom adorned with a contemporary style oversized sink, adding a touch of elegance to the space. Recently installed gas central heating and a boiler ensure year-round comfort,

while a dedicated car port provides convenient parking and additional storage options.

Located in the sought-after area of West Mersea, residents can enjoy the tranquility of suburban living while being within easy reach of local amenities, schools, and recreational facilities. With excellent transport links, exploring the surrounding areas and beyond is effortless.

For an Internal Inspection Please Call Oakheart Mersea Island.

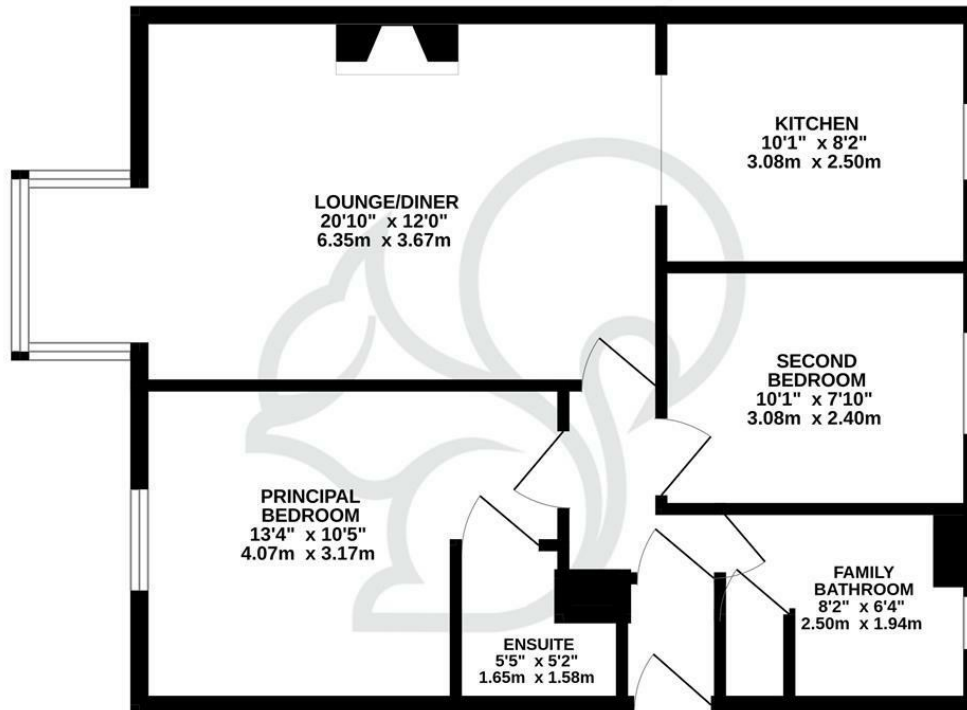








GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.




TOTAL FLOOR AREA: 617 sq.ft. (57.3 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.
Made with Metropix 6/2024

Local Authority:
Colchester

Tenure:
Leasehold - Share of Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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