

oakheart



£165,000

Guide Price  
Carrington Court, West Mersea



Guide Price £165,000 - £185,000

Nestled in the charming coastal town of West Mersea, this delightful two-bedroom ground floor apartment offers a perfect blend of comfort and convenience.

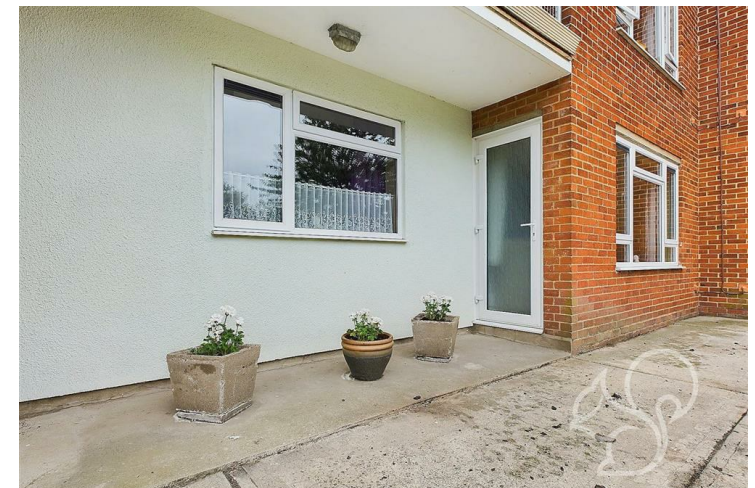
The property features a spacious and inviting living area and a well-appointed kitchen, ideal for both relaxation and entertaining.

The two generously sized bedrooms provide ample space for a growing family or for guests, with large windows that fill the rooms with natural light. A modern bathroom completes the interior, offering a sleek and functional space.

Outside, residents benefit from allocated parking, ensuring convenience and ease of access. The apartment also has maintained communal gardens,

providing a tranquil retreat for outdoor leisure and relaxation.

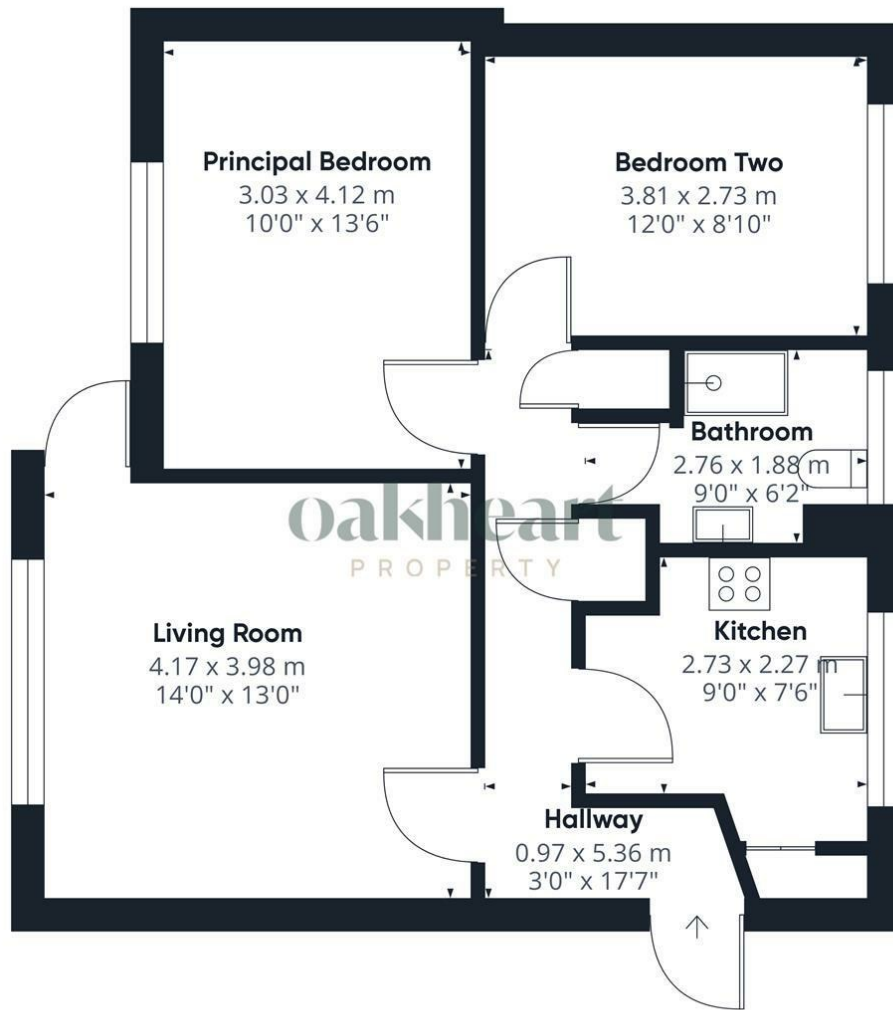
Set in a desirable location, this property is within easy reach of local amenities, picturesque coastal walks, and the vibrant community of West Mersea. Ideal for first-time buyers, down-sizers, or as a holiday retreat, this apartment promises a wonderful lifestyle opportunity in a sought-after area











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Approximate total area<sup>(1)</sup>  
59.43 m<sup>2</sup>  
639.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
A

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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