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PRIVATE ROAD  
NO TURNING

£360,000

Offers In Excess Of  
Coast Road, West Mersea





This charming two-bedroom first-floor apartment in the highly sought-after location of West Mersea offers an exceptional living experience. With stunning sea views directly from the balconies, you can enjoy the peaceful surroundings and coastal atmosphere.

The open-plan living and kitchen area is perfect for modern living, creating a spacious and inviting

environment. Both double bedrooms are generously sized, and the second bedroom features its own balcony, offering additional outdoor space. The family bathroom is well-appointed, with a fitted shower unit for convenience. Outside, you'll find communal gardens, providing a relaxing area to enjoy the outdoors.

A garage is included for parking, adding further value to this delightful property. The combination of the prime location, sea views, and ample living space makes this apartment a perfect home for those looking to embrace coastal living.

For An Internal Inspection Call Oakheart Mersea Island.















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Approximate total area<sup>®</sup>  
61.95 m<sup>2</sup>  
666.84 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.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

**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) <b>A</b>		
(81-91) <b>B</b>	81	84
(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>		
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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