

# LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

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**4A LOWER PARK ROAD, BRIGHTLINGSEA, ESSEX**

**PRICE £139,950 LEASEHOLD**

* A SPACIOUS LEASEHOLD 1 BEDROOM 2 <sup>ND</sup> FLOOR FLAT	*
* PRESS BUTTON ENTRY PHONE	* G.F. LOBBY WITH STORAGE
* LARGE ENTRANCE HALL	* LOUNGE 16'2" X 16'
* KITCHEN 12'8" X 10'9"	* BEDROOM 16'2" X 12'2"
* BATHROOM/W.C.	* VIEWS ACROSS RIVER COLNE
* DRYING AREA	* 2 CAR PARKING SPACES
* GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING	*

**NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES AND FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.**

**ESTABLISHED 1935**

**Property Misdescription Act**

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.

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A 1 bedroom 2<sup>nd</sup> floor leasehold flat with views across to the town and River Colne. The flat has the benefit of UPVC double glazing and gas central heating. Outside there are 2 car parking spaces and a drying area. The accommodation comprises :-

### **GROUND FLOOR**

**ENTRANCE HALL** with push button entry system and communal storage cupboard and stairs to 2<sup>nd</sup> floor.

### **SECOND FLOOR**

**LARGE ENTRANCE HALL** with entry phone. UPVC double glazed window. Radiator with thermostatic valve. Trap to roof space. Heated linen cupboard with hot water tank. Shelved storage cupboard with Baxi gas fired boiler for central heating, thermostat and controls.

**LOUNGE** 16'2" x 16' with coving to textured ceiling. 2 bay windows with UPVC double glazed windows. 2 radiators with thermostatic valves. Views across the town to the River Colne.

**KITCHEN** 12'8" x 10'9" with ceiling spot lighting. UPVC double glazed windows to 2 sides with distant views of the River Colne. Radiator with thermostatic valve. Vinyl flooring. Centre island with cupboard under. Worksurfaces tiled over with inset 1 ½ sink drainer with mixer tap. Base unit cupboards and drawers with matching eye level wall cabinets. Extractor hood. Fridge freezer. Washing machine.

**BEDROOM** 16'2" x 12'2" Radiator with thermostatic valve. UPVC double glazed window. Trap to loft space.

**BATHROOM** 8'5" x 8'4" with inset ceiling spot lighting. Radiator with thermostatic valve. UPVC double glazed window. White suite of shower bath with side screen, tiled over. Wash basin with cupboard under and W.C. with push button flush.

### **OUTSIDE**

2 car parking spaces. Drying area. Storage for bicycles.

### **LEASE**

125 year lease dated 2017.

Ground rent £350 per anum. Service Charge £400 per anum

### **SERVICES**

All main services are connected. Council Tax Band B.

**E&OE**

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