

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX
Telephone: 01206 302639 'Fax: 01206 302874
E-mail: info@lucasestates.com Website: www.lucasestates.com



31 OYSTER TANK ROAD, BRIGHTLINGSEA, ESSEX

PRICE £180,000 LEASEHOLD

INVESTMENT OPPORTUNITY

- * A MODERN 2ND FLOOR 2 BEDROOM APARTMENT WITH GARAGE *
- * FINE VIEWS ACROSS BOATING LAKE TOWARDS RIVER COLNE *
- * ENTRANCE HALL * LOUNGE 17'9" x 9'5" *
- * BEDROOM 1. 13'2" x 9'6" * BEDROOM 2. 10'6" x 6'11" *
- * KITCHEN 17'6" x 6'9" INC. GAS HOB, ELEC. OVEN, EXTRACTOR, *
- * FRIDGE/FREEZER, DISHWASHER AND WASHING MACHINE *
- * FULLY TILED BATHROOM/W.C. * GAS CENTRAL HEATING *
- * PRESENTLY LET AT £695 PER CALENDAR MONTH (EXCLUSIVE) *

**NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES
& 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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An investment property comprising a modern 2nd floor, 2 bedroom apartment situated near the popular Waterside Marina Development, with views across the boating lake towards the River Colne. The property has the advantage of gas central heating and double glazing. The apartment is presently let at £695 per calendar month (exclusive). The accommodation comprises :-

GROUND FLOOR COMMUNAL ENTRANCE HALL with stairs leading to 2nd floor Apartment and private door to:-

HALL with two windows to rear aspect, doors leading to bedrooms, bathroom and lounge

LOUNGE 17'9 x 9'5 with double glazed window to front and additional Velux window providing ample light. Radiator with thermostatic valve.

KITCHEN 17'6 x 6'9 . A range of fitted cupboards with worktop and built in appliances including Gas Hob, Electric Oven with extractor over and Fridge Freezer. Wood effect flooring.

BEDROOM 1. 13'6 x 9'6 with window to front. Radiator with thermostatic valve.

BEDROOM 2. 10'6 x 6'11 with window to front. Radiator with thermostatic valve.

BATHROOM Fully tiled with white suite including panelled bath with shower mixer attachment, wash hand basin and wc. Radiator with thermostatic valve and wood effect flooring.

OUTSIDE

Access to the apartment is via the ground floor. Access to drying area/clothes line. Garage.

SERVICES

All main services are connected. Council Tax Band B.

N.B. None of the appliances have been tested

LEASE

999 year lease dated 1st January, 2003

Service Charge £1200 per annum including peppercorn ground rent.

VIEWING

By appointment through **LUCAS ESTATE AGENTS**

E&OE

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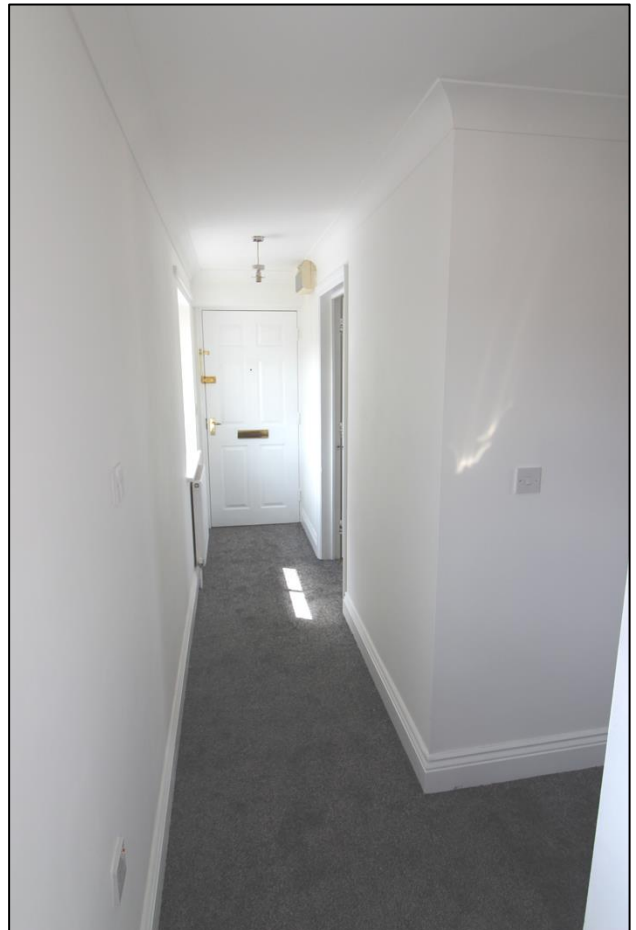
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