

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



FLAT 8., THE COLNE, WATERSIDE MARINA, BRIGHTLINGSEA, ESSEX

PRICE £305,000 LEASEHOLD

NO ONWARD CHAIN

- * GROUND FLOOR WATERSIDE APARTMENT WITH SPECTACULAR VIEWS *
- * LIVING AREA/KITCHEN 19' X 14' WITH BALCONY *
- * INCLUDES GAS HOB WITH EXTRACTOR, DOUBLE OVEN, MICROWAVE, WASHING MACHINE, DISHWASHER, FRIDGE AND FREEZER *
- * BEDROOM 1. 13'2" X 11'4" WITH BALCONY & ENSUITE BATHROOM *
- * BEDROOM 2. 13'6" X 9' WITH BALCONY *
- * GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING *
- * UNDERGROUND CAR PARK WITH ACCESS VIA STAIRS AND LIFT *

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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Flat 8., The Colne, Waterside Marina, Brightlingsea, Essex

A ground floor 2 bedroom apartment situated in the popular Waterside Marina Development with no onward chain, with stunning, uninterrupted views across Brightlingsea Creek to the River Colne, sailing club and Promenade. The accommodation comprises :-

ENTRANCE HALL with ceiling spot lights. Oak effect veneer flooring. Radiator. Double doors to airing cupboard with hot tank.

LIVING AREA 19' x 14' with ceiling spot light. 3 radiators. UPVC double glazed patio doors and matching side panels to balcony with spectacular views across to the sailing club, promenade and Brightlingsea Creek. Oak effect veneer flooring. Kitchen area with modern cream units comprising base unit cupboards and drawers and matching eye level wall cabinets. Grey mottled worksurfaces with splashback. 1 ½ stainless steel sink drainer with mixer tap. Integrated AEG double oven and microwave. Inset gas hob with 5 burners, splashback and extractor over. Integrated Hoover washing machine, Hotpoint dishwasher and fridge and freezer.

BEDROOM 1. 13'2" x 11'4" with ceiling spot lights. Carpeted floor. UPVC double glazed patio door to balcony. Radiator. Double doors to wardrobe with hanging rail and shelving. Door to-

ENSUITE BATHROOM. Fully tiled with white suite of bath with shower mixer taps, W.C. with push button flush, wash hand basin with rail and separate shower cubicle. Shaver point. Heated towel radiator. Ceiling spot lights and extractor fan. Tiled floor.

BEDROOM 2. 13'6" x 9' with ceiling spot lights. Carpeted floor. UPVC double glazed patio door to balcony. Radiator. Double doors to wardrobe with hanging rail and shelf over. Top boxes for additional storage. Cupboard housing Worcester gas fired boiler for central heating and hot water.

SHOWER ROOM/W.C. Fully tiled with white suite of shower cubicle, W.C. with push button flush and wash hand basin with towel rail. Shaver point. Heated towel radiator. Ceiling spot lights. Extractor fan. Tiled floor.

OUTSIDE

Access to the apartment is via a security system with stairs and lift, which also provides access to the underground car park space No. 234.

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SERVICES

All main services are connected. Council Tax Band D.

Service Charge £2,392.72/anum (Includes Building Insurance).

Ground Rent £250 per annum.

Lease 199 years from the 24th June 2004.

NOTE: None of the appliances in this property have been tested.

VIEWING by appointment through LUCAS ESTATE AGENTS.

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