

# LUCAS

ESTATE AGENTS AND VALUERS

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**FLAT 27., THE COLNE, WATERSIDE MARINA, BRIGHTLINGSEA, ESSEX**

**PRICE £250,000 LEASEHOLD**

**NO ONWARD CHAIN**

- \* SECOND FLOOR WATERSIDE APARTMENT WITH LIFT & STAIRS \*
- \* LIVING AREA / KITCHEN 24'10" X 14'1" WITH BALCONY \*
- \* INCLUDES GAS HOB WITH EXTRACTOR, OVEN AND GRILL, \*
- DISHWASHER, MICROWAVE, WASHER/DRYER & FRIDGE/FREEZER \*
- \* BEDROOM 1. 19'6" X 11'3" WITH ENSUITE BATHROOM/W.C. \*
- \* BEDROOM 2. 13'5" X 8'7" \* SHOWER ROOM/W.C. \*
- \* GAS CENTRAL HEATING \* DOUBLE GLAZNG \*
- \* 2 UNDERGROUND CAR PARKING SPACES \*

**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 27., The Colne, Waterside Marina, Brightlingsea, Essex

A second floor 2 bedroom apartment situated in the popular Waterside Marina Development with no onward chain. The property benefits from an open plan living area including a kitchen with appliances, 2 car parking spaces, gas central heating and double glazing. The accommodation comprises :-

**ENTRANCE HALL** with trap to roof space. Radiator. Inset ceiling lighting. Smoke detector. Built in cupboard with gas boiler and hot water tank. Oak effect veneer flooring.

**SHOWER ROOM** with tiled floor. Fully tiled walls. Shower cubicle, W.C. and wash hand basin. Shaver point. Towel radiator. Ceiling extractor. 2 ceiling spot lights.

**LIVING AREA** 24'10" x 14'1" with ceiling spot lighting. 3 radiators. UPVC double glazed French doors to balcony. Worksurfaces with splash back. Fitted units including inset gas hob with extractor over, dishwasher, washer/dryer, built in oven and grill, microwave and fridge/freezer. Inset 1 ½ sink drainer.

**BEDROOM 1.** 19'6" max. x 11'3" with inset ceiling spot lighting. Radiator. Built in double wardrobe cupboards. Double glazed tilt and turn double door Juliette balcony.

**ENSUITE BATHROOM** Fully tiled with tiled floor. Shower cubicle. White suite of panelled bath with shower attachment, W.C. and wash hand basin. Towel radiator. Ceiling spot lighting. Shaver point.

**BEDROOM 2.** 13'5" x 8'7" with ceiling spot lighting. Radiator. Built in double wardrobe cupboard. Double glazed double doors to Juliette balcony.

### OUTSIDE

Access to the apartment is via a security system with stairs and lift, which also provides access to the underground car park with 2 parking spaces.

### SERVICES

All main services are connected. Council Tax Band D.

Service Charge £2,579 per annum ( which includes building insurance and water rates)

Ground rent £250 per annum

Lease 199 years from June 2004.

### VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE

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