

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 37., THE BOAT HOUSE, WATERSIDE MARINA,
BRIGHTLINGSEA, ESSEX

PRICE O.I.R.O £191,000 LEASEHOLD

NO ONWARD CHAIN

- * **2ND FLOOR WATERSIDE APARTMENT WITH LIFT AND STAIRS** *
- * **LOUNGE/KITCHEN 18' X 17'1" WITH INTEGRATED APPLIANCES** *
- * **BEDROOM + BALCONY 13'4" X 11'** * **FULLY TILED BATHROOM/W.C.** *
- * **GAS CENTRAL HEATING** * **DOUBLE GLAZING** *
- * **LIFT ACCESS** * **UNDERGROUND CAR PARK** *

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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A 2nd floor 1 bedroom apartment situated on the popular Waterside Development with no onward chain. The property benefits from an open plan living area including a kitchen with integrated appliances, gas central heating, double glazing and a car parking space. The accommodation comprises :-

ENTRANCE HALL with trap to roof space. Radiator. Inset ceiling lighting. Built in cupboard with Worcester combi gas fired boiler. Smaller storage cupboard. Engineered oak flooring.

LIVING AREA 18' x 17'1" with ceiling lighting. 2 radiators. 2 x double glazed tilt and open French doors with Juliette balcony. Modern kitchen units with worksurface and splash back. Inset 1 ½ drainer stainless steel sink with mixer tap. Integrated oven, grill and hob with extractor over, dishwasher, washer/dryer and fridge/freezer. Engineered oak flooring.

BEDROOM 13'4" x 11' with ceiling lighting. Radiator. 2 x wardrobe cupboards. Double glazed French doors with matching side panels leading to balcony.

BATHROOM Fully tiled with ceiling lighting and tiled floor. White suite of bath with mixer tap and shower attachment, W.C., wash hand basin and separate shower cubicle. Towel radiator. Shaver point. Extractor fan. Mirror.

OUTSIDE

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

SERVICES

All main services are connected.
Council Tax Band C.

GROUND RENT £250 per annum

SERVICE CHARGE Advised by the vendor the service charge for 2024 was £998.19 paid in April and £998.19 paid in September. Total paid £1,996.38

LEASE 199 years from June, 2004.

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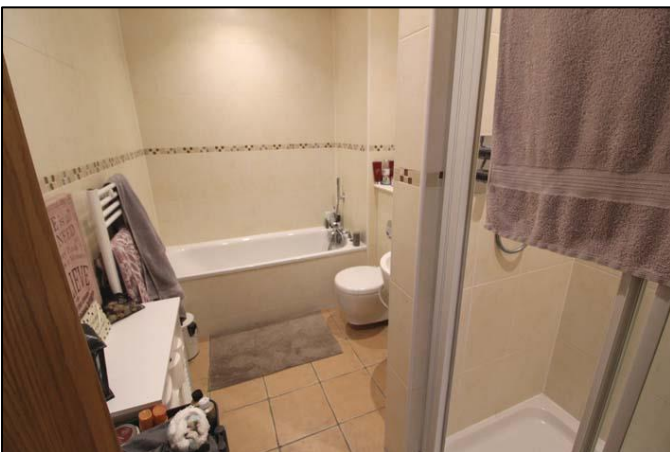
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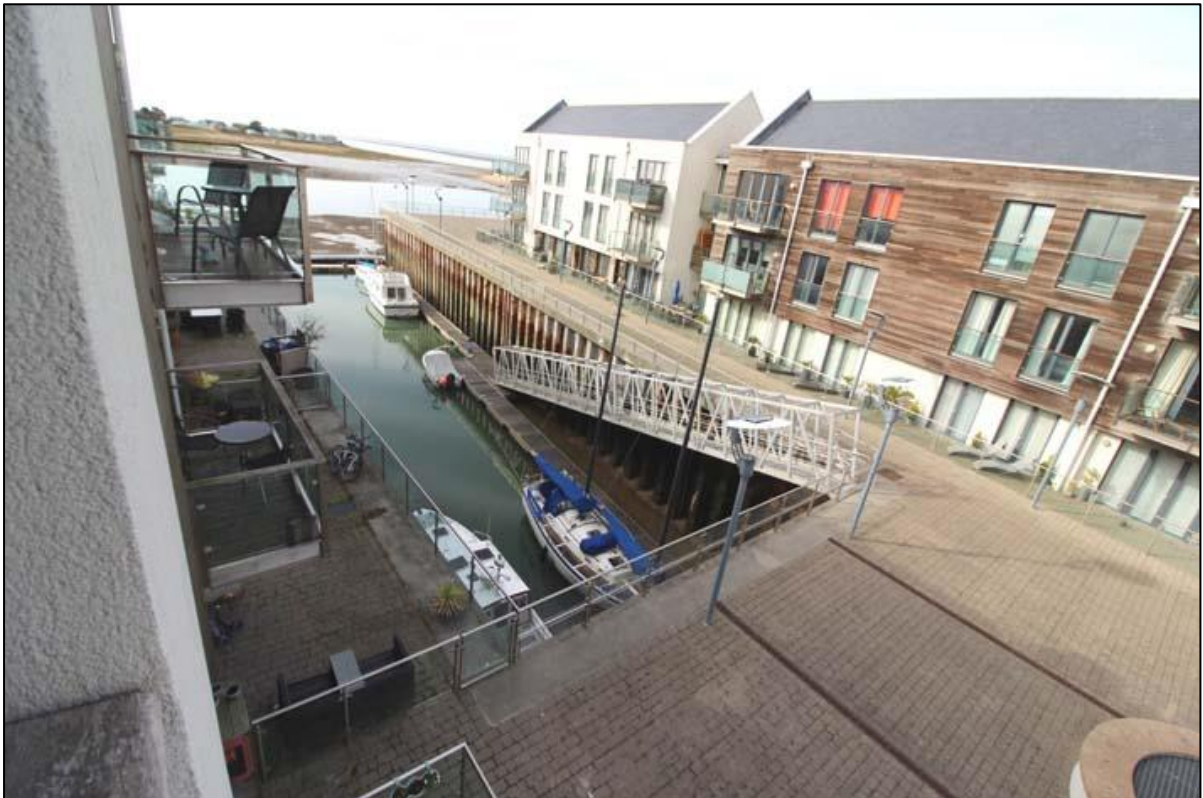
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