

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 2., JAMES HOUSE, WATERSIDE MARINA, BRIGHTLINGSEA, ESSEX

PRICE £195,000 LEASEHOLD

- | | | |
|---|--|---|
| * | UPPER GROUND FLOOR WATERSIDE APARTMENT | * |
| * | KITCHEN/LIVING AREA WITH BALCONY 26'2" X 14'3" | * |
| * | BEDROOM 17' X 10'3" WITH DOOR TO BATHROOM | * |
| * | MODERN HALF TILED BATHROOM/W.C. | * |
| * | GAS CENTRAL HEATING SYSTEM & UPVC D/GLAZING | * |
| * | UNDERGROUND CAR PARKING SPACE | * |

**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 modern, upper ground floor 1 bedroom apartment on the Waterside Development with the benefit of gas central heating, UPVC double glazing, balcony and an underground parking space. The accommodation comprises :-

ENTRANCE HALL with front entry phone system. Double storage cupboard with plumbing for washing machine. Radiator.

KITCHEN/LIVING AREA WITH BALCONY 26'2" x 14'3" with inset ceiling lights. Modern light grey base unit cupboards and drawers, worksurfaces and matching eye level wall cabinets over. Integrated Indesit electric oven, Indesit on counter gas hob with Indesit extractor over and metal splash back. Integrated fridge/freezer. Stainless steel sink drainer with mixer tap. 2 radiators. UPVC double glazed full height windows and door to balcony with decking and glazed screen.

BEDROOM 17' x 10'3" with UPVC double glazed tall window. Radiator. Cupboard with Ideal Logic combi c30 gas fired boiler. Doors to bathroom and hallway.

BATHROOM Half tiled with modern white suite of panelled bath with shower mixer taps and side screen, matching low level W.C. and wash hand basin. Chrome towel radiator. Tiled floor. Inset large mirror. Door to hall and bedroom.

OUTSIDE

Access to the apartment is via a security system with stairs to the apartment. To the side is access to the underground car park with a parking space.

GROUND RENT £300 per anum

SERVICE CHARGE To be advised.

LEASE 185 years from 2018

COUNCIL TAX BAND C

EPC RATING B

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE

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