

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 4., MARINERS HOUSE, 28-30 HIGH STREET, BRIGHTLINGSEA, ESSEX

A 1 BEDROOM 2ND FLOOR FLAT TO LET UNFURNISHED

AT A RENTAL OF £750 PER CALENDAR MONTH (EXCLUSIVE)

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|---|---------------------------------------|
| * RECENTLY REFURBISHED, REDECORATED & RECARPETED | * |
| * ENTRANCE WITH STAIRS TO 1 ST AND 2 ND FLOOR | * |
| * KITCHEN/LIVING AREA 19'9" X 8'6" → 11'5" WITH SLOPING CEILINGS | * |
| * INSET SINK, OVEN, INTEGRATED FRIDGE AND WASHING MACHINE | * |
| * BEDROOM 13'2" X 10'5" | * BATHROOM WITH BATH, WC. & BASIN * |
| * DOUBLE GLAZING | * GAS CENTRAL HEATING SYSTEM * |
| * COUNCIL TAX BAND A. | * BIN STORE AND PRIVATE CAR PARKING * |

RENTAL: THE PROPERTY WILL BE LET ON A 12 MONTH SHORTHOLD TENANCY AT A RENTAL OF £750 PER CALENDAR MONTH (EXCLUSIVE) PAYABLE IN ADVANCE.

DEPOSIT: £865 **NOTE:** NO PETS AND NO SMOKERS

VIEWING: STRICTLY BY APPOINTMENT THROUGH LUCAS ESTATE AGENTS.

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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