

**Waterside Marina
BRIGHTLINGSEA
CO7 0FE
£215,000 Leasehold**





- LUXURY ONE BEDROOM APARTMENT
- FABULOUS VIEWS
- INTEGRATED GARAGE
- CONTEMPORARY FITTED KITCHEN
- LARGE SHOWER ROOM

- OPEN PLAN LIVING SPACE - IDEAL FOR ENTERTAINING
- BALCONY WITH VIEWS OVER RIVER COLNE
- MARINA & BEACH CLOSE BY
- ADDITIONAL UNDERGROUND PARKING SPACE
- WATERSIDE MARINA DEVELOPMENT

**** Outstanding Luxury Apartment with Private Garage ****

This rare property is situated on the popular Waterside Marina development with an unrivalled view of the Colne Estuary.

This flat houses a contemporary fitted kitchen which opens out onto the open plan living area.

The spacious living area has the added benefit of opening out, via French Doors, onto the balcony which has magnificent views of the River and beach front.

There is a double bedroom which features a double fitted wardrobe and a full length window with views of the river.

The large shower-room incorporates a double sized shower cubicle, toilet and floating hand basin.

The real benefit of this modern apartment is the fact it has a large garage which is accessible from inside the property, this is really unique.

There is a remote entry system and an underground secure parking space in addition to the garage space.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Grey wood effect laminate flooring, centre lights, storage cupboard, stairs to the garage.

KITCHEN

9' 11" x 5' 10" (3.02m x 1.78m)

A contemporary kitchen which includes a comprehensive range of wall and base units with integrated fridge/freezer, oven and gas hob, stainless steel and single drainer. Tiled walls, grey wood effect laminate flooring, inset spot lights, leading into the open plan lounge.

LOUNGE

18' 6" x 12' 6" (5.63m x 3.81m)

Grey laminate flooring, inset spot lights, radiator, door to storage cupboard. French Doors onto the balcony with views over the River Colne.

BEDROOM

17' 11" x 9' 3" (5.46m x 2.82m)

Carpet, centre lights, triple wardrobe, radiator, tall window looking onto the river.

BATHROOM

8' 9" x 6' 4" (2.66m x 1.93m)

Bath with wall mounted shower and glass shower screen, floating wash hand basin and low level WC, heated towel rail, fully tiled, inset spotlights

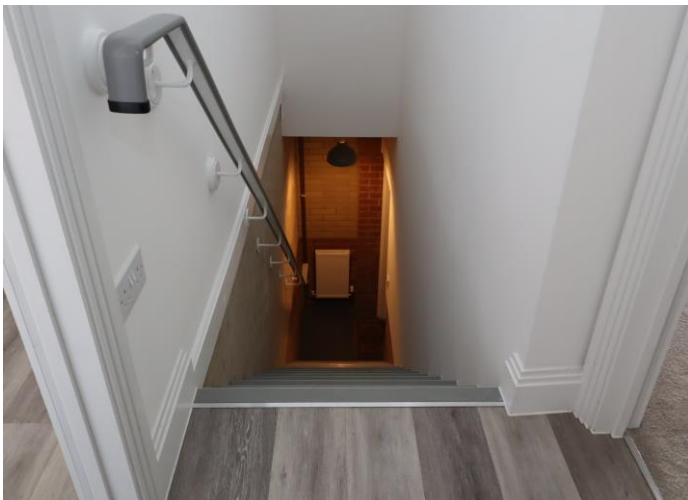
GARAGE

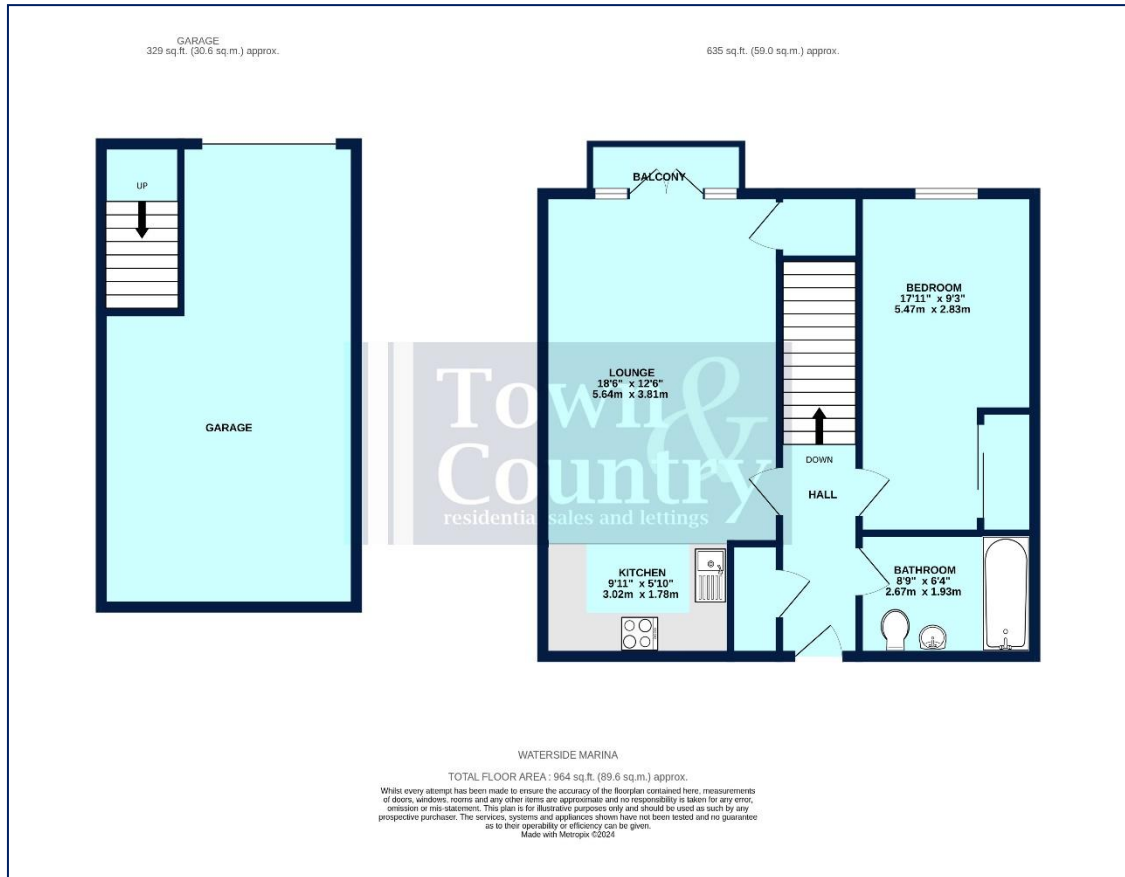
23' 5" x 12' 10" narrowing to 9' 0" (7.13m x 3.91m x 2.74m)

Access directly from the property, electric garage door, power supply and light.

EXTERIOR

There is a secure communal garden for residents and an allocated car parking space underground.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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