

**Middleton Mews
BRIGHTLINGSEA
CO7 0FZ**

Offers in the Region Of





- **NEARLY NEW ONE BEDROOM APARTMENT**
- **FIRST FLOOR**
- **OPEN PLAN KITCHEN/LOUNGE**
- **LARGE DOUBLE BEDROOM**
- **SPACIOUS BATHROOM**
- **GAS CENTRAL HEATING**
- **QUIET COUNTRY LOCATION**
- **ALLOCATED OFF ROAD PARKING**
- **MINUTES FROM TOWN CENTRE**
- **NO ONWARD CHAIN**

**** FANTASTIC FIRST TIME BUY WITH NO ONWARD CHAIN ****

This nearly new, one bedroom apartment is situated on the popular Hopkins Homes Development just a short distance from the town centre.

The property is situated on the first floor which is accessible via a remote entry system, inside the flat you will find a spacious open plan kitchen/living area, large double bedroom and a generous bathroom.

The property has an allocated off road parking space and is located on the edge of a country lane with wonderful views.



The accommodation with approximate room sizes are as follows:

ENTRANCE

Remote entry buzzer system into communal entrance area.

ENTRANCE HALL

uPVC front door, vinyl flooring, centre light, radiator.

KITCHEN/LOUNGE

22' 3" x 10' 9" (6.78m x 3.27m)

Two windows to side aspect, kitchen floor is tiled whilst the lounge floor has carpet, two centre lights, radiator. Range of wall and base units with an integrated gas hob with hood oven. Double oven, washing machine, 1 ½ bowl stainless steel sink/drainage, space for fridge/freezer and dishwasher.

BEDROOM

14' 2" x 11' 1" (4.31m x 3.38m)

Window to side aspect, carpet flooring, centre light, radiator.

BATHROOM

7' 7" x 6' 5" (2.31m x 1.95m)

Obscured window to side, vinyl flooring, centre light, radiator. Panelled bath with shower over and glass shower screen, low level WC and pedestal wash hand basin, partially tiled walls.

EXTERIOR

Allocated off road parking space which could fit two cars, secure bike store.

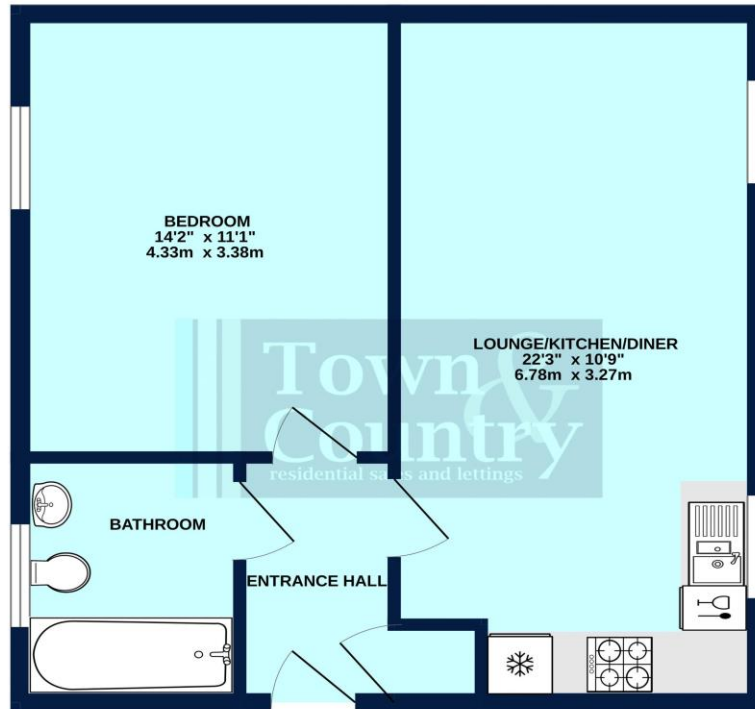
AGENT'S NOTES

The property also benefits from the following:

- Low Energy Bills
- Great Natural Lighting in all Rooms
- Private Flat Entrance Hallway



FIRST FLOOR 481 sq.ft. (44.7 sq.m.) approx.



MIDDLETON MEWS

TOTAL FLOOR AREA: 481 sq.ft. (44.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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