

**Sydney Street  
BRIGHTLINGSEA  
CO7 0GH**

**Offers in Excess of £198,000**





- EXCLUSIVE WATERSIDE MARINA
- 2 BEDROOM APARTMENT
- 2 BATHROOMS
- FABULOUS OPEN PLAN KITCHEN/FAMILY ROOM
- LUXURY, CONTEMPORARY FEEL THROUGHOUT
- STONES THROW TO THE WATERSIDE & BEACH
- SECURE UNDERGROUND PARKING /SECURITY ENTRANCE
- EASY WALK TO TOWN CENTRE
- SUPER CONDITION AND READY TO MOVE INTO
- PRICED TO SELL

PRICED TO SELL Welcome to the EXCLUSIVE WATERSIDE MARINA and this luxury 2 bedroom, 2 bathroom apartment forming part of the most recently built homes on the Marina.

Superbly positioned just a stones throw to the water and beach, this is contemporary living at its finest.

The apartment has a feeling of spaciousness with an open plan family room and stylish gloss kitchen combined - The floor to ceiling windows have the wow factor and allow plenty of light through giving this space a very light and airy feel.

The principal bedroom with Juliet balcony enjoys views over the beautifully landscaped courtyard which is subtly lit up in the evening, and also benefits from a luxury double en - suite shower room.

The second double bedroom also overlooks the courtyard. A family bathroom and handy utility space plus secure underground parking completes this very well located home being just a short stroll to the bustling Brightlingsea High Street.

THE VENDOR HAS NOW FOUND A PROPERTY TO PURCHASE HENCE THE APARTMENT BEING VERY COMPETITIVELY PRICED





The accommodation with approximate room sizes are as follows:

#### **COMMUNAL ENTRANCE DOOR**

Security entry system. Stairs leading to first floor

#### **HALLWAY**

Wall mounted entry phone system, Utility cupboard with plumbing for washing machine, electric meter, radiator

#### **OPEN PLAN KITCHEN / FAMILY ROOM**

19' 11" x 18' 0" (6.07m x 5.48m)

Beautifully proportioned open plan space perfect for modern living with floor to ceiling windows and Juliet balcony with bespoke blinds making this an uber light room. A contemporary range of gloss kitchen units to one wall incorporating integrated fridge freezer, hob and oven with extractor over, single drainer sink unit with worktops over and further wall and base units. Two radiators

#### **BEDROOM ONE**

14' 2" x 13' 6" (4.31m x 4.11m)

A south westerly facing room which allows the sun to flood through the Juliet balcony and floor to ceiling windows which overlook the landscaped courtyard. Radiator with door to:

#### **EN - SUITE**

Fully tiled with double shower enclosure, low level WC, wall mounted wash hand basin, shaver point, chrome heated towel rail, spotlights

#### **BEDROOM TWO**

14' 0" x 9' 0" (4.26m x 2.74m)

Floor to ceiling windows to rear overlooking the landscaped courtyard, radiator



### **FAMILY BATHROOM**

Fully tiled with panelled bath with shower over, wall mounted wash hand basin, low level WC, chrome heated towel rail, spotlights

### **PARKING**

Underground secure allocated parking space

### **AGENT'S NOTE**

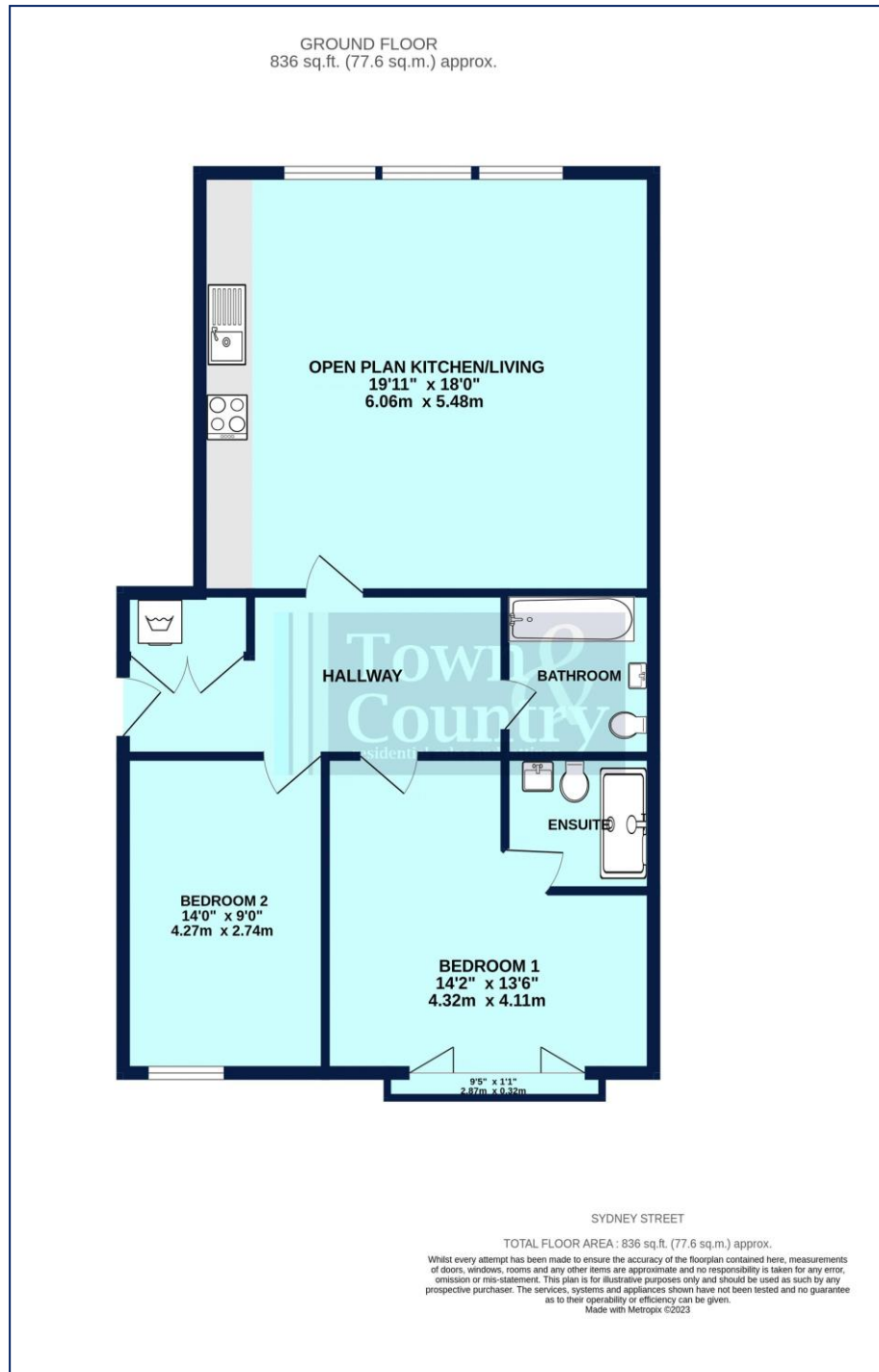
The vendor has advised the following:

- Lease remaining :180 years
- Service Charge: £1592.00 pa
- Ground Rent, £195.00 pa
- EPC rating B
- Council Tax Band - D

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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