

**Red Barn Road, Brightlingsea,  
CO7 0HX**

**Monthly Rental Of £750.00**



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: [lettings@townandcountryresidential.co.uk](mailto:lettings@townandcountryresidential.co.uk)

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



- RECENTLY DECORATED
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- FITTED KITCHEN
- FAMILY BATHROOM
- DOUBLE GLAZING
- UNDERFLOOR HEATING
- IDEAL LOCATION FOR TOWN & SCHOOLS
- GUARANTOR MAY BE REQUIRED
- AVAILABLE IMMEDIATELY

**\*\* Recently Decorated 2 Bedroom Flat \*\***

We are delighted to offer for rent this well presented 1st floor flat which features two Double Bedrooms, Fitted Kitchen, Spacious Lounge and Bathroom. There is double glazing throughout as well as underfloor heating. The property is conveniently located and has an allocated parking space.

**\*\* AVAILABLE IMMEDIATELY \*\***

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor may be required

No pets

Non-smokers only

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The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALLWAY**

Carpet, centre light

#### **LOUNGE**

20' 8" x 11' 10" (6.29m x 3.60m)

Juliet Balcony and French doors to rear, carpet, two centre lights, underfloor heating

#### **KITCHEN**

9' 2" x 5' 7" (2.79m x 1.70m)

Tiled floor, centre light, range of wall and base units incorporating electric hob with extractor over, oven, stainless steel sink/drain, space for washing machine

#### **BEDROOM ONE**

11' 11" x 9' 6" (3.63m x 2.89m)

Juliet Balcony and window to front, carpet, centre light, underfloor heating

#### **BEDROOM TWO**

11' 11" x 7' 10" (3.63m x 2.39m)

Window to front, carpet, centre light, underfloor heating

#### **FAMILY BATHROOM**

4' 11" x 5' 7" (1.50m x 1.70m)

Vinyl flooring, centre light, panelled bath with shower over, low level WC, pedestal wash hand basin

#### **OUTSIDE**

Allocated parking space, communal grounds