

**1 Harold Road, ,  
CO15 6AE  
Monthly Rental Of £925.00**



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**
- **SEA VIEWS**
- **2 BEDROOM FLAT**
- **SPACIOUS LOUNGE**
- **FITTED KITCHEN**
- **FAMILY BATHROOM**
- **ALLOCATED PARKING SPACE**
- **GAS CENTRAL HEATING**
- **DEPOSIT & GUARANTOR REQUIRED**
- **AVAILABLE IMMEDIATELY**

**\*\* RECENTLY DECORATED with SEA VIEWS \*\***

Town and Country Residential are delighted to offer this spacious 2nd floor, 2-bedroom unfurnished flat which is located close to the Promenade and town centre. This property benefits from a large lounge with high ceilings and sea views, family bathroom, fitted kitchen, double glazing and gas central heating. The property also features a secure entry system and an allocated car parking space

**\*\* CALL 01206 302288 TO VIEW TODAY - AVAILABLE IMMEDIATELY \*\***

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor if required

No pets

Non-smokers only

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**The accommodation with approximate room sizes are as follows:**

### **LOUNGE**

12' 2" x 14' 6" (3.71m x 4.42m)

Double glazed 4 vista window to front with views towards to the sea, carpet, radiator, centre light

### **KITCHEN**

8' 7" x 8' 1" (2.61m x 2.46m)

Window to side, range of floor and wall-mounted fitted units, roll-top work surfaces, 1½ bowl inset sink unit with single drainer and mixer taps, electric hob and under counter oven, tiled splash back, extractor hood, wall-mounted Combi-boiler, vinyl flooring, inset spot lights

### **BEDROOM 1**

8' 8" x 12' 3" (2.64m x 3.73m)

Window to side, radiator, carpet, centre light, balcony

### **BEDROOM 2**

10' 4" x 8' 0" (3.15m x 2.44m)

Window to side, radiator, carpet, centre light

### **FAMILY BATHROOM**

7' 9" x 5' 7" (2.36m x 1.70m)

Window to side, panelled corner bath with mixer taps and shower attachments, pedestal wash hand basin, low level WC, part tiled, vinyl flooring, inset spot lights, radiator

### **OUTSIDE**

Off Road allocated car parking space

