

**Waterside Marina, Brightlingsea
CO7 0GA
£280,000 Leasehold**

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**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- VIEWS OVER BRIGHTLINGSEA MARINA
- LIVING AREA WITH TWO BALCONIES
- WELL PRESENTED
- TWO DOUBLE BEDROOMS
- ENSUITE BATHROOM TO PRINCIPAL
- JULIET BALCONY TO BOTH BEDROOMS
- SHOWER ROOM
- OPEN PLAN LIVING
- INTEGRATED APPLIANCES
- PARKING

Waterside two bedroom apartment in the popular Brightlingsea Marina location.

This well presented apartment offers of a spacious and light, dual aspect living room with two balconies with views over the Marina.

The contemporary kitchen includes integrated appliances.

The principal bedroom includes Juliet balcony, built in wardrobe and En-suite bathroom with separate shower cubicle.

The second bedroom is also double bedroom again with a Juliet balcony and built in wardrobe.

This lovely apartment also benefits from a separate shower room.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, laminate flooring, inset spot light, storage cupboard.

OPEN PLAN LOUNGE/KITCHEN/DINING

24' 11" x 17' 11" (7.59m x 5.46m)

Two sets of French doors each leading to balcony with views over the Marina, windows to front and side aspects. Kitchen comprising of base and eye level units with work surfaces inset 1 & 1/2 sink and drainer unit. Integrated appliances. Circular window to side aspect.

PRINCIPAL BEDROOM

19' 7" x 11' 3" (5.96m x 3.43m)

French doors with Juliet balcony, carpet flooring, radiator. Built-in double wardrobe.

EN-SUITE BATHROOM

9' 8" x 6' 7" (2.94m x 2.01m)

Panelled bath, low level WC, sink and separate shower cubicle, heated towel rail.

BEDROOM TWO

15' 8" x 9' 0" (4.77m x 2.74m)

French doors with Juliet balcony, carpet flooring, radiator. Built-in double wardrobe.

SHOWER ROOM

6' 1" x 5' 3" (1.85m x 1.60m)

Shower cubicle, low level WC and sink. Tiled flooring.

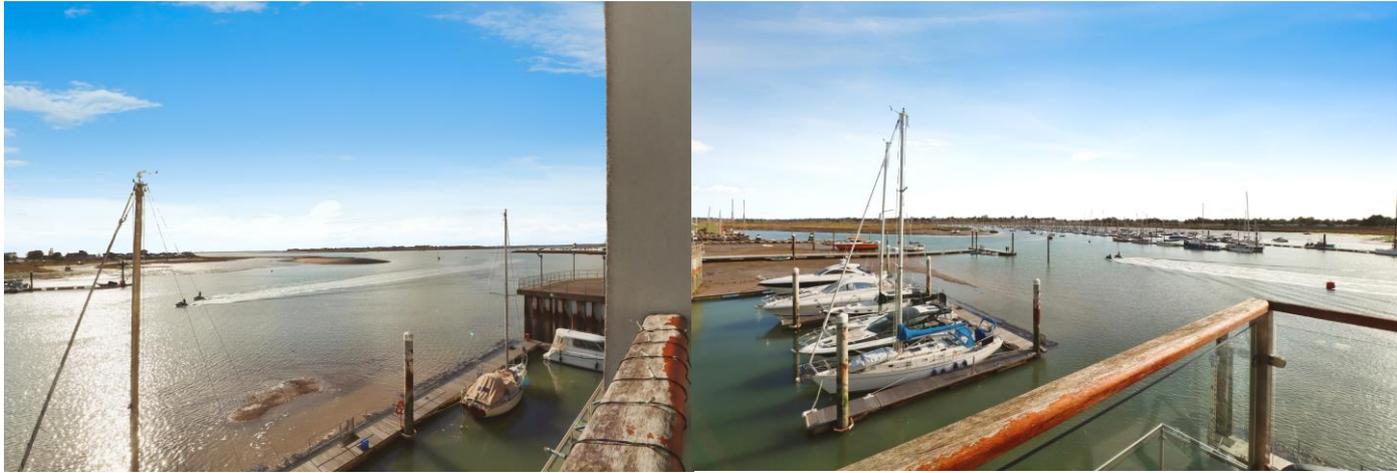
PARKING

Underground car park.







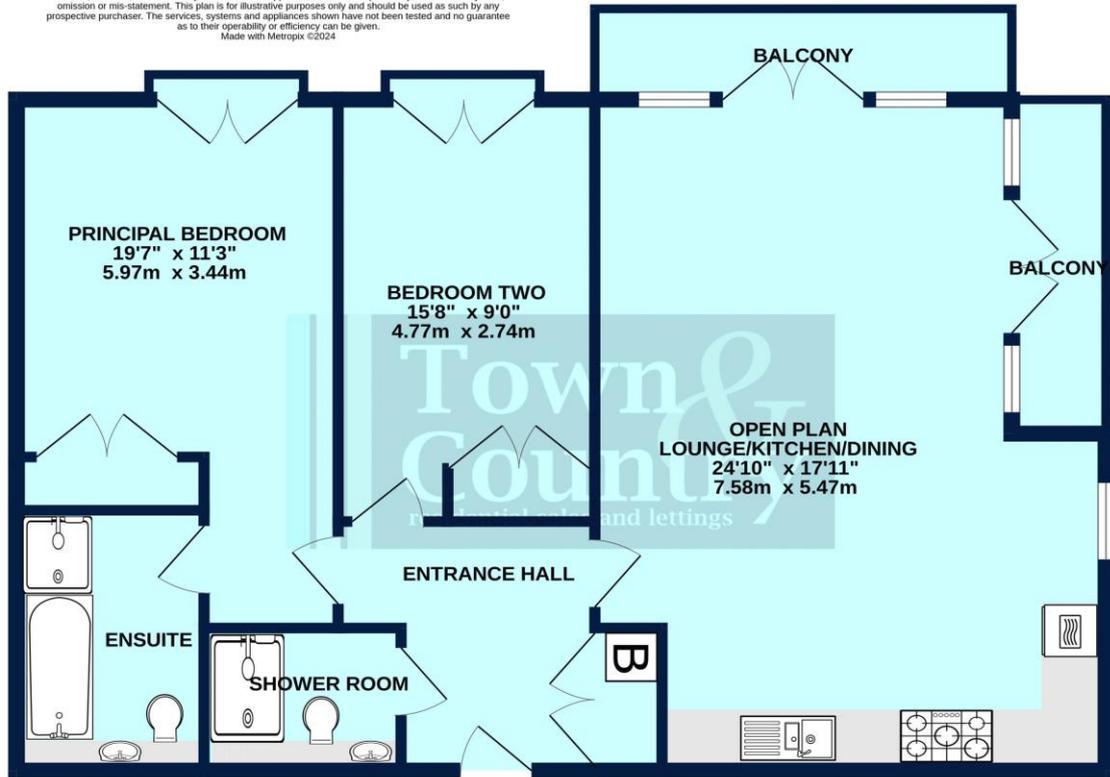


910 sq.ft. (84.5 sq.m.) approx.

THE BOAT HOUSE

TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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