

**Waterside Marina, Brightlingsea
CO7 0GA
Offers in Excess of £190,000
Leasehold**





- ONE BEDROOM STYLISH APARTMENT – NO CHAIN
- FABULOUS VIEWS OVER THE MARINA
- SPACIOUS OPEN PLAN LIVING SPACE
- KITCHEN WITH INTEGRATED APPLIANCES
- LARGE BEDROOM with FITTED WARDROBES
- LUXURY BATHROOM
- PRIVATE BALCONY
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE
- CLOSE TO BEACH & TOWN CENTRE

**** STYLISH ONE BED APARTMENT ON THE SOUGHT AFTER WATERFRONT MARINA, POINT CLEAR AND RIVER COLNE ESTUARY****

This luxury second floor apartment, with French doors. External and Juliet balconies, allow a light and airy feel to the property.

The open plan lounge/diner and kitchen with integrated appliances, with its generous balcony overlooking the Marina is a fantastic living space. The large double bedroom, with built-in wardrobes, give a spacious feel.

A luxury bathroom, gas central heating, double glazing and underground parking complete this property.

Located just a stones throw from the beach and within walking distance to the Town Centre, this location could not be more perfect for relaxed living.

**** NO ONWARD CHAIN - A MUST SEE APARTMENT ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Wooden entrance door, laminate flooring, inset spot lights, radiator, storage/boiler cupboard.

KITCHEN

9' 5" x 7' 8" (2.87m x 2.34m)

Laminate flooring, inset spot lights. Range of wall and base units with worktop over, integrated fridge/freezer, dishwasher, washing machine, electric oven with gas hob and extractor over, 1½ bowl stainless steel sink/drainer with waste disposal unit.

LOUNGE/DINER

16' 8" x 15' 7" (5.08m x 4.75m)

French doors to private balcony overlooking the Marina, laminate flooring, inset spot lights, three radiators.

BEDROOM

17' 11" x 9' 9" (5.46m x 2.97m)

Juliet balcony overlooking the Marina, carpet flooring, inset spot lights, radiator, double fitted wardrobes.

BATHROOM

9' 10" x 6' 7" (2.99m x 2.01m)

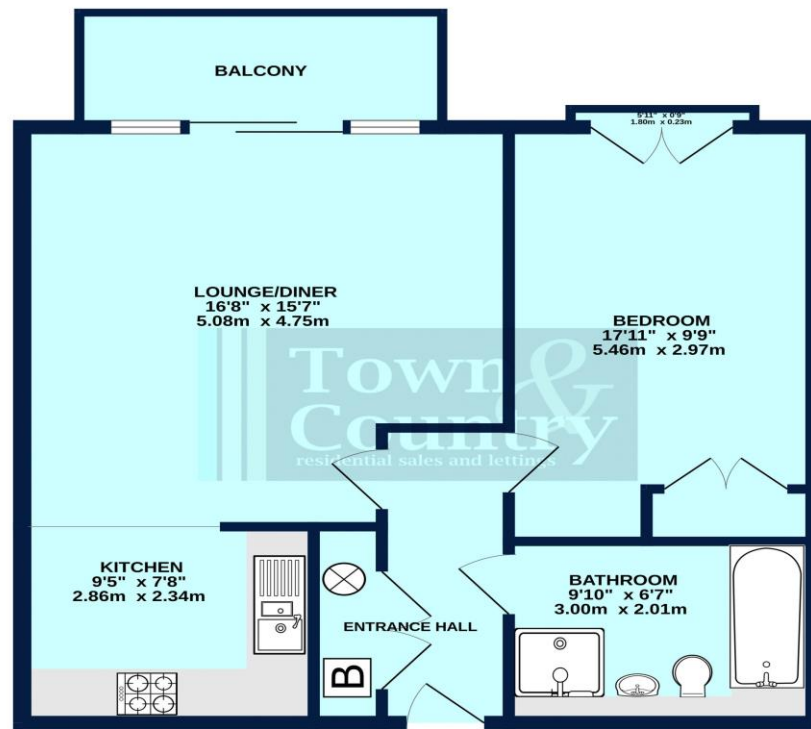
Tiled flooring, inset spot lights extractor fan, heated towel rail. Pedestal wash hand basin with large mirrored storage cupboard over, wall mounted WC, panelled bath with mixer taps and shower connection, separate shower enclosure, fully tiled walls.

EXTERIOR

Intercom security entrance, private underground allocated parking space.



SECOND FLOOR 636 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.0 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		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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