

**James Street, Brightlingsea  
CO7 0DA  
£110,000 Share of Freehold**





- PERFECT FOR MODERNISATION
- GROUND FLOOR FLAT
- DOUBLE BEDROOM
- LARGE LOUNGE
- SPACIOUS KITCHEN/DINER
- SHOWER ROOM
- GAS CENTRAL HEATING
- REAR COURTYARD
- CENTRALLY LOCATED
- MINUTE'S WALK TO TOWN CENTRE & BEACH

**\*\* READY FOR RENOVATION \*\***

This ideally located, one bedroom ground floor flat, is the perfect property for a first time buyer looking to get on the "housing ladder".

The accommodation includes a large lounge, spacious kitchen/diner, shower room and double bedroom.

Located just a minute's walk from the town centre shops and five minutes walk to the beach, this really is the perfect central location.

The flat would benefit from a total makeover to make this a cosy home.

**\*\* NO ONWARD CHAIN \*\***





The accommodation with approximate room sizes are as follows:

#### **LOUNGE**

14' 6" x 11' 1" (4.42m x 3.38m)

uPVC partially glazed entrance door, window to front aspect, carpet flooring, wall mounted lights, radiator, feature fireplace.

#### **KITCHEN/DINER**

14' 5" x 10' 11" (4.39m x 3.32m)

Window to side aspect, laminate flooring, central & wall mounted lights,. Range of base units with fitted stainless steel sink/drain, space for washing machine, cooker, fridge/freezer, wall mounted boiler.

#### **HALLWAY**

Doors to side and Courtyard, centre light, radiator, meter cupboard.

#### **BEDROOM**

8' 11" x 8' 8" (2.72m x 2.64m)

Window to side aspect, laminate flooring, centre light, radiator.

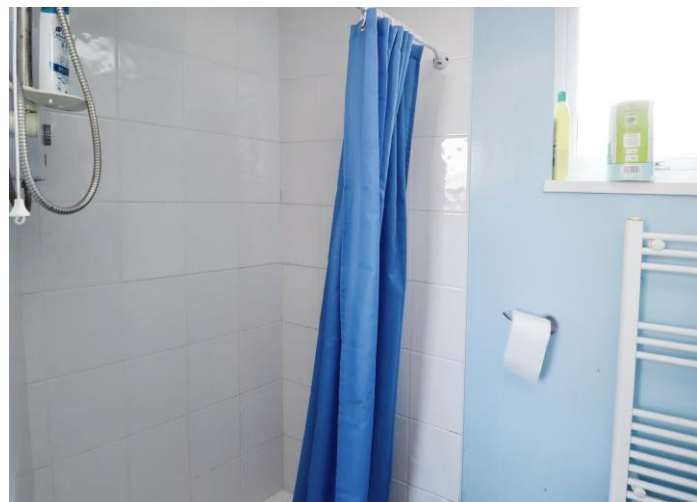
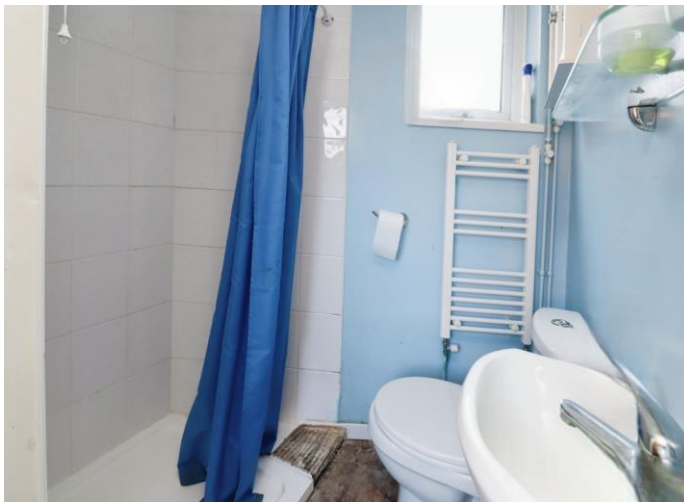
#### **SHOWER ROOM**

5' 6" x 4' 0" (1.68m x 1.22m)

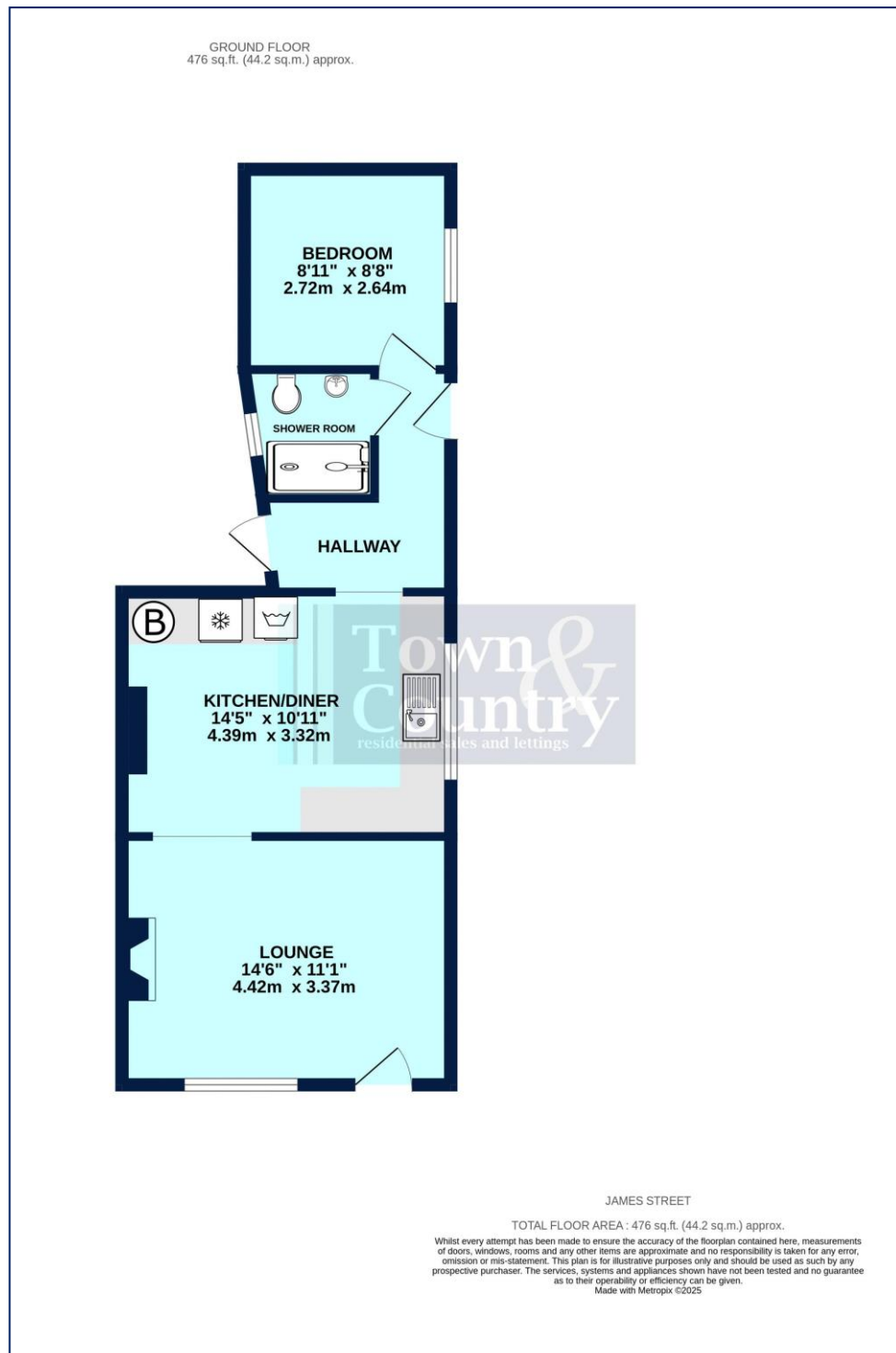
Obscured window to side, centre light. Freestanding shower, low level WC and vanity unit, heated towel rail.

#### **EXTERIOR**

Paved Courtyard.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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