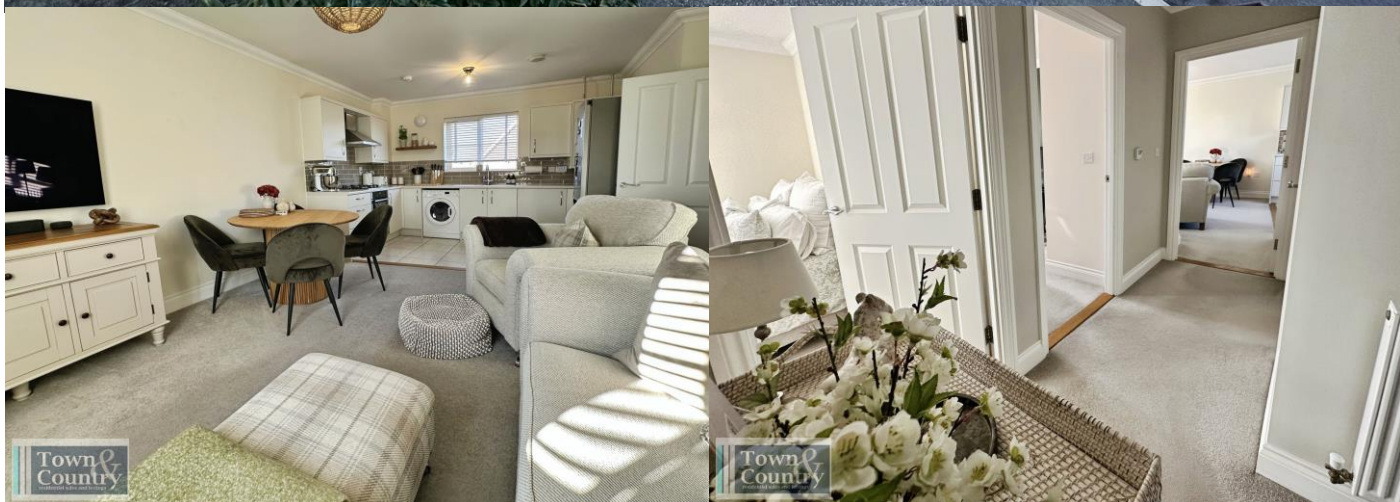


**Keats Crescent, Brightlingsea  
CO7 0FT  
Guide Price £190,000-£195,000  
Leasehold**



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- **FIRST FLOOR STYLISH TWO BEDROOM APARTMENT**
- **OPEN PLAN LOUNGE/DINING/KITCHEN**
- **FAMILY BATHROOM/EN-SUITE TO PRINCIPAL BEDROOM**
- **SECURE ENTRY PHONE SYSTEM**
- **BEAUTIFULLY DECORATED**
- **CARPORT AND OFF ROAD PARKING**
- **FEW MINUTES TO COUNTRYSIDE WALKS, BEACH AND SHOPS**
- **LONG LEASE - SUPER FIRST HOME**

**STYLISH TWO BEDROOM FIRST FLOOR APARTMENT WITH TWO BATHROOMS AND GORGEOUS OPEN PLAN LIVING SPACE**

A perfect first time buyer home that is ready to enjoy.

Offering two double bedrooms both with fitted wardrobes, the principal enjoys an En-suite shower room, luxury bathroom and a pristine combined lounge/diner and kitchen. Modern living is really elevated here with neutral on trend décor throughout, luxury fittings in the kitchen and bathrooms plus 6 years remaining on the NHBC warranty for peace of mind living.

The Marina, coastal walks and Brightlingsea's bustling High Street shopping is only a short walk as are the bus routes to Colchester City Centre.

Convenient Carport parking and additional allocated parking is accessed at the back of the apartment along with well tended communal gardens, bin and bike store.

**LOOKING FOR YOUR FIRST HOME OR DOWNSIZING - THEN THIS IS A MUST VIEW!**



The accommodation with approximate room sizes are as follows:

#### **COMMUNAL ENTRANCE**

Entrance door, stairs to first floor.

#### **ENTRANCE HALL**

Entrance door leading onto a bright and inviting entrance hall with security phone entry system. Window to rear aspect, storage cupboard, airing cupboard, radiator.

#### **OPEN PLAN LOUNGE/DINER**

14' 0" x 11' 11" (4.26m x 3.63m)

Lovely entertaining and eating space which is open plan to the kitchen. Double glazed window to front aspect, carpet flooring, radiator.

#### **KITCHEN**

11' 9" x 7' 1" (3.58m x 2.16m)

A smart and well laid out kitchen with a range of wall, drawer and base units with worktop over, inset one and half stainless steel sink and drainer unit. Integrated NEFF appliances including, gas hob, oven and extractor over. Space for washing machine and fridge/freezer. Wall mounted boiler, double glazed window to rear aspect. overlooking the communal gardens



## **PRINCIPAL BEDROOM**

11' 3" x 10' 3" (3.43m x 3.12m)

Double glazed window to front aspect, carpet flooring, double fitted wardrobe, radiator. Door to En-suite shower room.

## **EN-SUITE**

7' 3" x 3' 10" (2.21m x 1.17m)

Shower cubicle, low level WC and wash hand basin, radiator.

## **BEDROOM TWO**

10' 3" x 7' 11" (3.12m x 2.41m)

Another double bedroom currently utilised as a home office with double glazed window to front aspect, carpet flooring, double fitted wardrobe, radiator.

## **BATHROOM**

7' 7" x 6' 3" (2.31m x 1.90m)

Panelled bath, low level WC and wash hand basin. Double glazed obscured window to rear aspect, part tiled walls, radiator.

## **EXTERIOR**

Well tended communal garden.

Carport parking accessed under archway to the rear of the apartments, also with an allocated parking space and visitor parking.

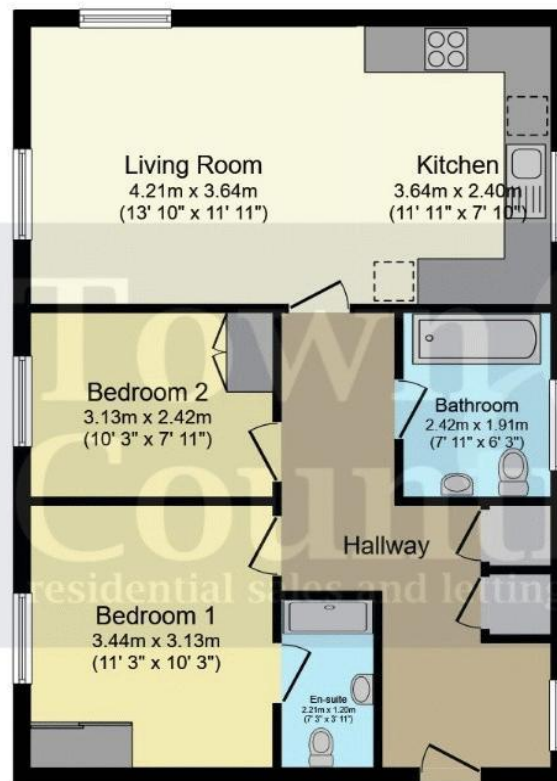
Bike shed and bin store.











## Floor Plan

Floor area 65.1 sq.m. (700 sq.ft.)

Total floor area: 65.1 sq.m. (700 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's

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