

**High Street, Brightlingsea,
CO7 0AG
£900.00 per calendar month**

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: lettings@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



- FULLY REFURBISHED THROUGHOUT
- BRAND NEW FITTED KITCHEN
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- BRAND NEW FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CENTRALLY LOCATED with PRIVATE ACCESS
- DEPOSIT REQUIRED
- AVAILABLE IMMEDIATELY

**** FULLY REFURBISHED - LIKE NEW ****

This two bed roomed, first floor flat, is centrally located in the Town Centre, within walking distance to Marina and Beach Area's. The fully refurbished accommodation features a spacious lounge, brand new fitted kitchen with integrated appliances, two double bedroom's, a brand new family bathroom and separate utility room. The flat has its own private access.

**** 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:

ENTRANCE/UTILITY ROOM

9' 0" x 11' 11" (2.74m x 3.63m)

uPVC partially glazed door to front, window to front, stainless steel sink/drainage with cupboard and fittings for washing machine, stairs to first floor

HALLWAY

Brand new carpet, inset spot lights, radiator

KITCHEN

12' 4" x 10' 9" (3.76m x 3.27m)

Window to rear, brand new vinyl flooring, inset spot lights, radiator, brand new fitted kitchen with contrasting worktop, stainless steel sink/drainage, dishwasher, electric hob with extractor over, oven, space for fridge/freezer, gas boiler in cupboard

LOUNGE

17' 7" x 11' 10" (5.36m x 3.60m)

Windows to front and rear, brand new carpet, inset spot lights, radiator, feature fire-place

BEDROOM ONE

9' 5" x 14' 6" (2.87m x 4.42m)

Bay window to front, brand new carpet, inset spot lights, radiator

BEDROOM TWO

10' 10" x 12' 9" (3.30m x 3.88m)

Window to side, brand new carpet, inset spot lights, radiator



FAMILY BATHROOM

6' 4" x 8' 8" (1.93m x 2.64m)

Obscured window to side, brand new vinyl flooring, brand new bathroom suite comprising "P" shaped bath with Rainfall shower over and shower-screen, low level WC, pedestal wash hand basin, heated towel rail, partially tiled walls

AGENTS NOTE

Private access