

**Collingwood Road,
CO15 1WE**

Offers in Excess of £290,000 Leasehold

Town & Country
residential sales and lettings



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

Phone: 01206 302288

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www.townandcountryresidential.co.uk



- PENTHOUSE APARTMENT
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- WET ROOM & FAMILY BATHROOM
- VISITORS LOUNGE
- LIVING ROOM WITH VIEWS
- KITCHEN WITH GRANITE WORK TOPS
- COMMUNAL GARDEN
- BALCONY
- CALL TODAY FOR MORE INFORMATION

RARELY AVAILABLE PENTHOUSE SUITE FOR SALE EXCLUSIVELY FOR OVER 60'S

Town and Country Residential are pleased to offer for sale this exceptionally spacious apartment with spectacular sea views from the living room and balcony- Offering two double bedrooms with built in wardrobes- recently fitted wet room, family bathroom, plus open plan living room/diner, kitchen with granite worktops and fully integrated appliances, an addition to the property also includes elevator to all floors, well maintained communal private rear garden, Plus off road parking- The location is an added bonus being just a short stroll from Clacton sea front and town centre, making this the ideal retirement property being conveniently located

*** VIEWING HIGHLY ADVISED TO APPRECIATE THE FULL SPACE ON OFFER AND THE VIEWS, CALL THE SALES TEAM TODAY ***

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The accommodation with approximate room sizes are as follows:

HALL

Solid wood front door into hallway with laminate flooring, centre light, electric heater, leading to: bedroom 1 & 2, bathroom, living room

LIVING ROOM

16' 8" x 15' 11" (5.08m x 4.85m)

Sky light and french doors onto balcony, laminate flooring, centre light, electric heater, electric fireplace, stone mantle and hearth, sea side views

KITCHEN/BREAKFAST ROOM

11' 7" x 7' 10" (3.53m x 2.39m)

Granite worktops, integrated dish washer, washing machine, fridge freezer, electric oven and hob with overhead fan, stainless steel sink, range of wall and base units, part tiled walls, door leading to: living room

BEDROOM 1

16' 7" x 13' 5" (5.05m x 4.09m)

Window to rear, laminate flooring, centre light, electric heater, views to rear, built in wardrobes, spacious living, door leading to: hall

BEDROOM 2

17' 11" x 11' 6" (5.46m x 3.50m)

Window to rear, laminate flooring, centre light, built in wardrobes, double room with wet room, views to rear garden, door to: hallway

EN-SUITE/WET ROOM

8' 1" x 4' 11" (2.46m x 1.50m)

Spot lights walk in shower, part tiled walls, high level W.C, pedestal wash hand basin, white suite, door leading to: bedroom 2



FAMILY BATHROOM

7' 2" x 7' 0" (2.18m x 2.13m)

Inset spot lights, laminate flooring, paneled bath with over head shower, white gloss vanity unit with high level W.C, part tiled walls, towel rail, door leading to: hall

OUTSIDE

Allocated car parking space

Well managed communal gardens

Communal sheds and bins

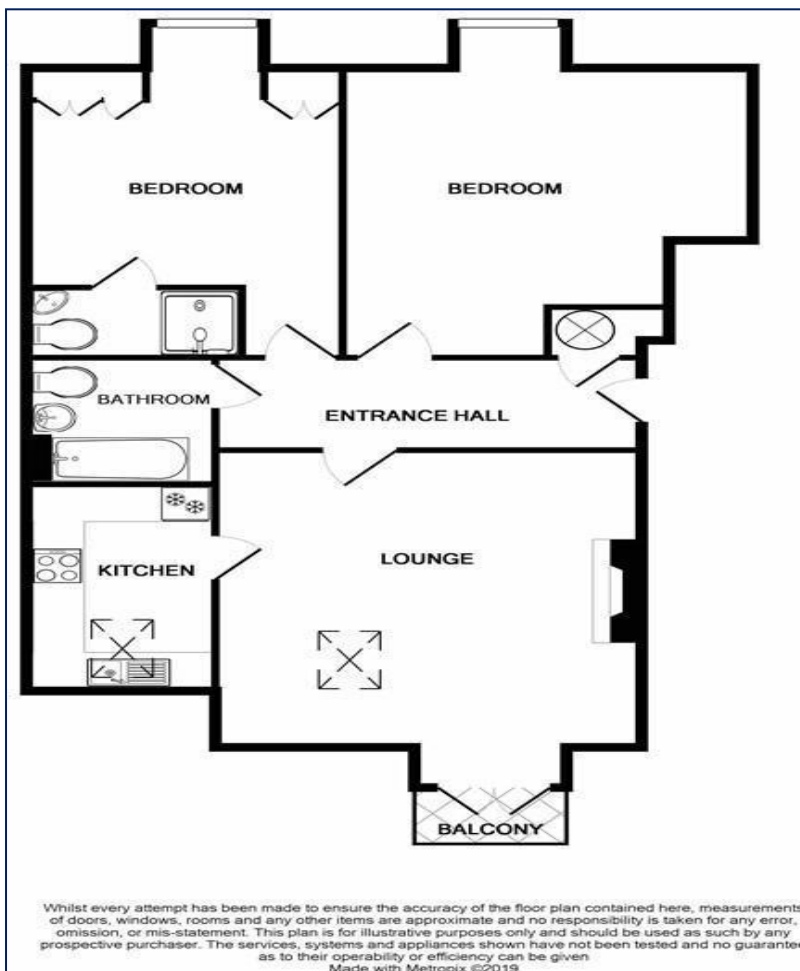


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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 impression or plans of the property.

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