

oakheart



£280,000

Asking Price

Church Road, West Mersea

The apartment is accessed via the reception area, with space for coats and boot storage and staircase to first floor where the hallway offers a window to side aspect and allows access to all rooms.

The open plan kitchen-diner-lounge has two sash windows to front aspect providing sea views. The kitchen area offers a range of wall and base units providing excellent storage and a breakfast bar, electric oven, gas hob with extractor above, fridge freezer and washing machine and is open plan to the lounge / dining area with a cream stone fireplace

with gas feature fire and stone hearth and space for dining table and sofa and chairs.

The spacious (20'7" x 11'11") principal bedroom has a boxed bay window to rear aspect and benefits from an en-suite incorporating shower, pedestal hand wash basin, wall mounted heated towel rail, part-tiled walls, tiled flooring, and recessed lighting. The second bedroom is also a double with window to front aspect, the third bedroom has a window to side aspect. The family bathroom has a part tiled walls, large bath tub

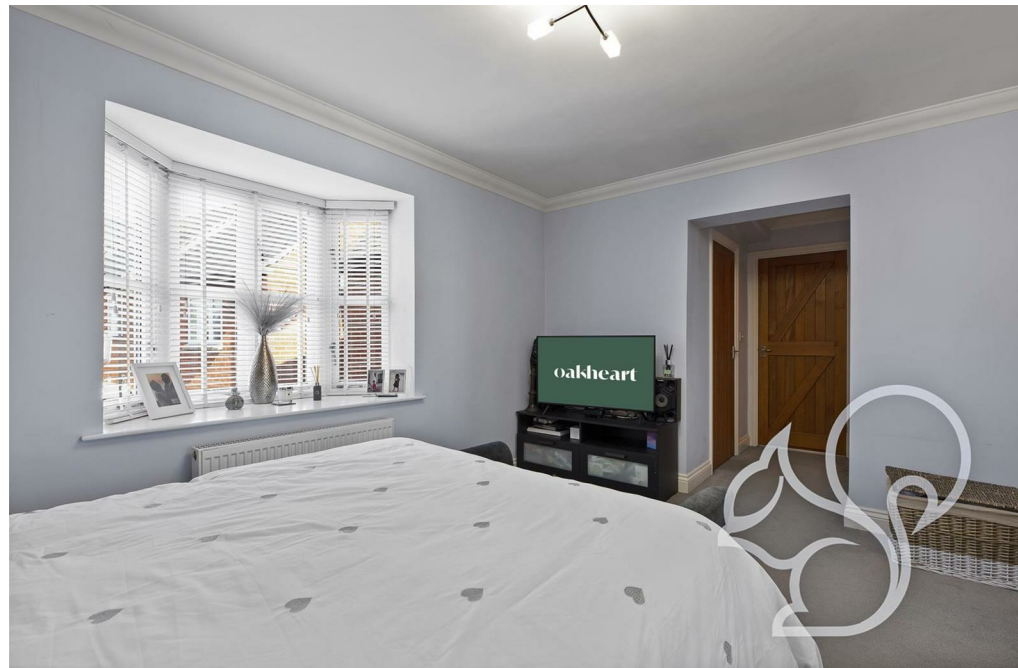
with shower attachment, pedestal hand wash basin, low level WC, wall mounted heated towel rail, tiled flooring and recessed lighting.

The combination boiler has been installed within the last twelve months. Externally the property benefits from the grounds being maintained by the local management company. There is a communal garden. Each property has its own carport, there is also the added benefit of a large communal storage shed.

For an internal inspection please call Oakheart Mersea.



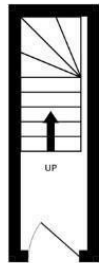




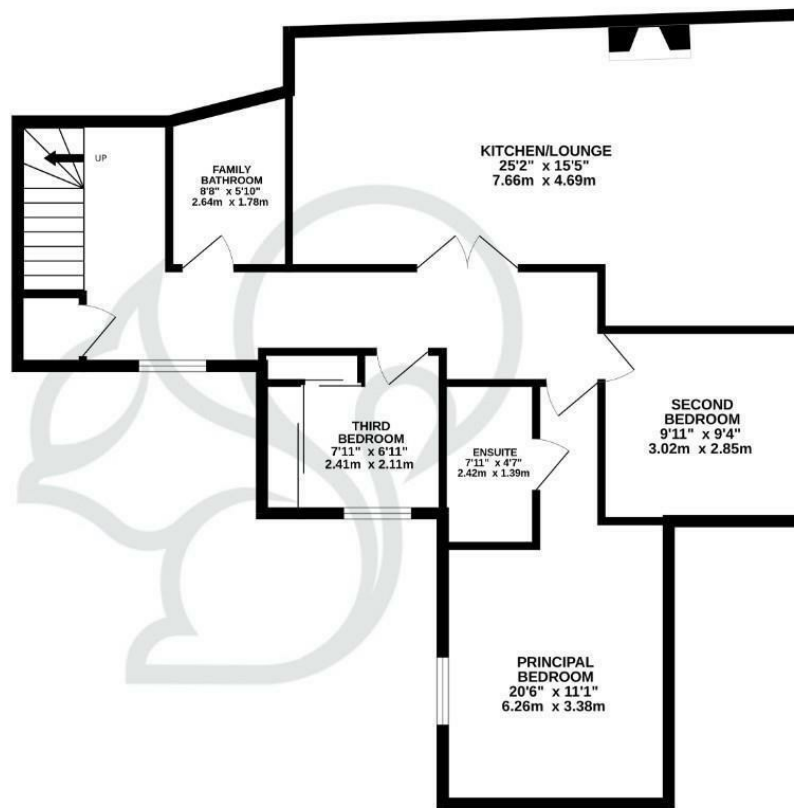


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GROUND FLOOR  
16 sq ft. (1.5 sq m.) approx.



FIRST FLOOR  
922 sq ft. (85.3 sq m.) approx.



TOTAL FLOOR AREA : 972 sq ft. (90.3 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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Local Authority:

Colchester

Tenure:

Share of Freehold

Council Tax Band:

B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Mersea

01206 382191

mersea@oakheart.co.uk

34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

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