

**Brightlingsea Road, Thorrington,  
CO7 8JH**

**Monthly Rental Of £900.00**



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

Phone: 01206 302288

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[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



- **SPLIT LEVEL ONE BEDROOM FLAT**
- **FULLY FURNISHED**
- **ALL BILLS INCLUDED**
- **LOUNGE**
- **DOUBLE BEDROOM**
- **SHOWER ENSUITE**
- **CONTEMPORARY FITTED KITCHEN**
- **ALLOCATED PARKING SPACE**
- **CLOSE TO TRAIN STATION**
- **AVAILABLE BEGINNING OF APRIL**

**\*\* ONE BEDROOM ANNEXE - FULLY FURNISHED - ALL BILLS INCLUDED \*\***

This newly refurbished, contemporary one bedroom split level flat, is located within easy access to Great Bentley & Alresford train stations as well as bus routes and shop. The accommodation includes a light and airy first floor lounge, a good sized bedroom on the ground floor with en-suite shower room and a contemporary fitted kitchen. There is an allocated parking space.

**\*\* Available April \*\***

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor required

No pets

Non-smokers only

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**The accommodation with approximate room sizes are as follows:**

**KITCHEN**

13' 2" x 9' 1" (4.01m x 2.77m)

Door to side, window to side, vinyl flooring, inset spot lights, radiator, range of wall and base units with integrated washing machine, fridge/freezer, electric hob with extractor over, electric oven, stairs to first floor lounge

**LOUNGE**

14' 3" x 8' 9" (4.34m x 2.66m)

Two Velux style roof lights, carpet, centre light, radiator, two seater sofa, TV, coffee table

**BEDROOM**

10' 0" x 11' 4" (3.05m x 3.45m)

Window to front, carpet, wall mounted light, radiator, bed, wardrobe, chest of drawers

**EN-SUITE**

3' 3" x 8' 3" (0.99m x 2.51m)

Vinyl flooring, inset spot lights, shower cubicle, wall mounted vanity unit, low level WC, heated towel rail

**AGENTS NOTE**

Allocated car parking space All bill included gas/water/electricity/broadband - these all have a fair usage policy