

**Oyster Tank Road, Brightlingsea
CO7 0DW
Offers in the Region Of £195,000
Share of Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- RARE FIND - STYLISH TWO BEDROOM FIRST FLOOR FLAT
- SHARE OF FREEHOLD
- LONG LEASE
- BRIGHT AND SPACIOUS THROUGHOUT
- LOUNGE
- OPEN PLAN KITCHEN
- FAMILY BATHROOM
- GARAGE AND GUEST PARKING
- UPVC SASH WINDOWS
- STONES THROW TO MARINA AND BEACH

SMELL THE SEA AIR FROM THIS SUPERBLY LOCATED FIRST FLOOR APARTMENT JUST A STONES THROW TO THE MARINA AND BEACHFRONT.

A really spacious "share of freehold" flat with lots of light flooding through the property and a bright and airy hallway leads off to the accommodation.

A private flat with its own front door, large lounge with double aspect windows and open plan living to the fully fitted kitchen, making this a great entertaining space. Two bedrooms and a family bathroom plus handy storage cupboard complete the inside.

The communal space outside enjoys a grassed area perfect for a patio table and chairs to enjoy the fresh air.

The flat enjoys a garage with NEWLY fitted door and a mezzanine floor ideal for storage, plus a drying area and bin store. There is also two guest parking spaces.

A 977 YEAR LONG LEASE PLUS A SHARE OF THE FREEHOLD MAKES THIS A RARE AND EXCEPTIONALY GOOD VALUE PURCHASE FOR FIRST TIME BUYERS AND INVESTORS ALIKE



The accommodation with approximate room sizes are as follows:

GROUND FLOOR ENTRANCE

Private front door entrance leading to hallway and stairs to first floor. Cloaks hooks and electric meter.

FIRST FLOOR

Internal entrance door leading to hallway.

HALLWAY

Bright and airy with two UPVC sash windows to side aspect, laminate flooring. Doors to:

LOUNGE

15' 0" x 15' 0" (4.57m x 4.57m)

Beautifully bright space with double aspect UPVC sash windows to side and rear. Laminate flooring, two radiators. Open to kitchen.

KITCHEN

10' 0" x 7' 7" (3.05m x 2.31m)

UPVC sash window to side aspect. Range of white eye level and base units with wood effect worktops over. 4 ring electric hob with oven under and extractor fan over. Stainless steel sink unit with single drainer and mixer tap. Integrated fridge/freezer, space saving corner carousel unit, space for washing machine, tumble dryer and dishwasher. Laminate flooring. Wall mounted gas "Glow-Worm" boiler approx. 1 year old.



BEDROOM ONE

10' 0" x 8' 0" (3.05m x 2.44m)

UPVC window to side aspect, carpet flooring, radiator. Loft hatch with ladder.

BEDROOM TWO

10' 2" x 6' 11" (3.10m x 2.11m)

UPVC window to side aspect, carpet flooring, radiator.

BATHROOM

10' 0" x 5' 0" (3.05m x 1.52m)

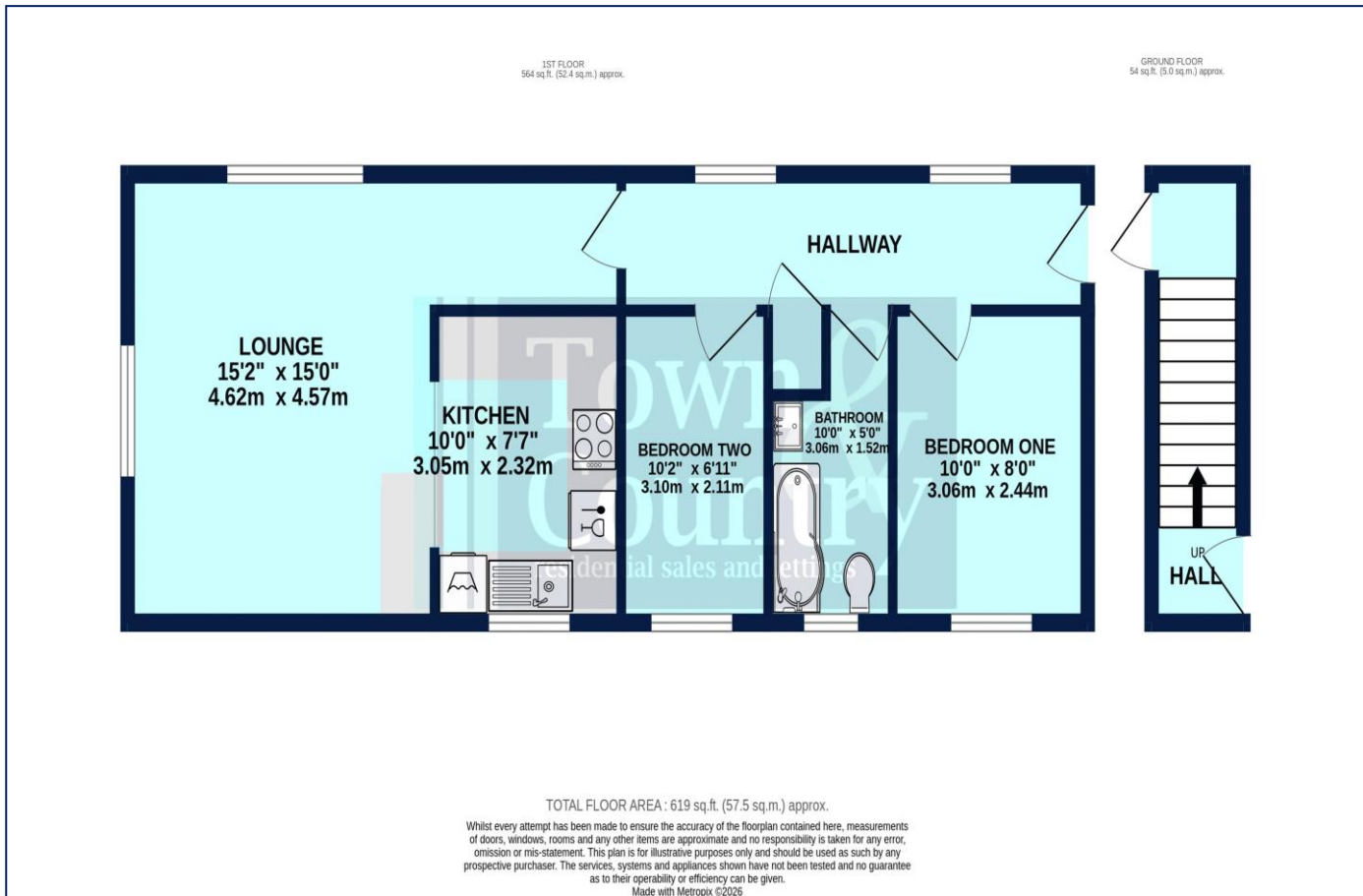
UPVC sash window. 'P' shaped bath with wall mounted shower attachment. vanity wash hand basin with draws under and low level WC. Fully tiled walls, vinyl flooring, heated towel rail.

EXTERIOR

Communal gardens, bin store, drying area. The single garage with handy mezzanine floor for storage, accessed via an architectural archway entrance which leads to the garage with NEW garage door along with two guest parking spaces.

A super location just a few yards to the Waterfront and Marina. Shops and school are a five minute walk, as are the many pubs, eateries and bustling Brightlingsea High Street with many independent shops, Supermarkets and bus links.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 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 impression or plans of the property.