oakheart

£200,000

Guide Price

Upland Road, West Mersea,

Guide Price - £200,000 - £210,000

A well-presented and recently refurbished two-bedroom first-floor flat, ideally situated in a central village location in West Mersea. The property has undergone a programme of improvements, including a recently installed kitchen and bathroom, new decoration throughout and new floor coverings, creating a fresh, modern and welcoming home ready for immediate occupation.

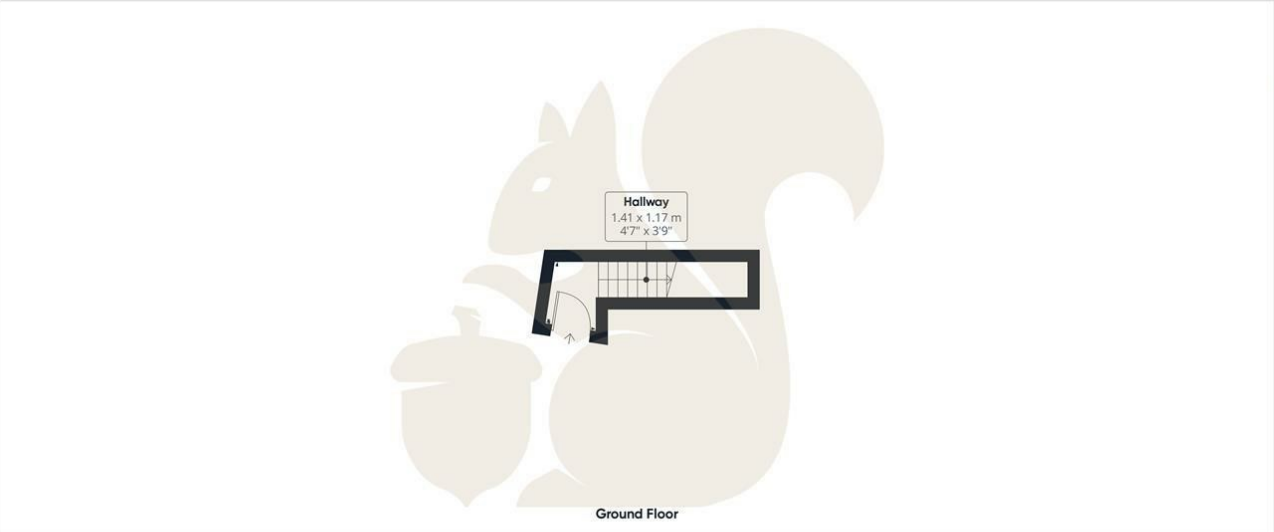
Located on the first floor of Claire Court, the property offers well-proportioned accommodation with a practical layout that would make an excellent home for a single occupant, couple or small family. The newly decorated interiors provide a bright and neutral backdrop, while the new flooring throughout adds to the clean and contemporary feel of the property.

The recently installed kitchen provides a modern and functional space for everyday cooking , with contemporary fittings and finishes designed to provide both practicality and style. The recently installed bathroom has also been updated to offer modern fixtures and a fresh, clean finish.

The property benefits from two bedrooms, providing flexibility for a comfortable principal bedroom alongside a second bedroom that could be used as a guest room, child's bedroom, home office or additional living space, depending on the occupier's requirements. The principal living accommodation provides a comfortable area for relaxing and entertaining, with the new decoration and flooring helping to create a cohesive and modern presentation throughout.

One of the property's key advantages is its central village position. Situated in West Mersea, the flat is conveniently placed for access to a range of local amenities, shops, cafés, restaurants and everyday facilities, making it particularly well suited to those looking for a convenient village lifestyle. The surrounding area also benefits from the attractions and amenities associated with Mersea Island, including its coastal setting and popular local leisure destinations.

IMPORTANT



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GLA[1]
68.1 m²
733.01 ft²

Total
68.1 m²
733.01 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Leasehold - Share of Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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