

**Station Road, Brightlingsea  
CO7 0DT  
Offers in the Region Of  
£165.000 Leasehold**





- TOWN CENTRE LOCATION
- TWO BEDROOMS
- DISTANT VIEWS TO ESTUARY
- FITTED KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECURITY INTERCOM ACCESS
- WALKING DISTANCE OF MARINA, LIDO & BEACH
- PARKING AREA TO THE REAR
- GENEROUSLY SIZED ACCOMMODATION

### **\*\*TOWN CENTRE LOCATION\*\***

A fabulous opportunity to acquire this generously proportioned two bedroom second floor flat, conveniently located for the local town centre shops and facilities, whilst also being a short walk from the reputed Marina, Lido and beachfront.

Situated on the top floor there is a commanding view with the estuary in the far distance.

Modern features include gas central heating and double glazing whilst the well planned accommodation consists of entrance hall, living room, fitted kitchen, bathroom and two bedrooms.

Outside there is communal parking to the rear of the block.



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

#### **COMMUNAL ENTRANCE AREA**

Security entry system giving access via communal access door to stair flight to second floor landing. Further door to rear parking area.

#### **ENTRANCE HALL**

16' 0" x 5' 10" (4.87m x 1.78m)

Entrance door, wall mounted thermostat, access to loft space. Built-in storage cupboard, built-in airing cupboard, wood laminate flooring, radiator.

#### **LIVING ROOM**

15' 6" x 10' 4" (4.72m x 3.15m)

Two double glazed windows to front elevation (with partial far reaching views out to the estuary). Double built-in storage cupboard, wood laminate flooring, radiator.

#### **KITCHEN**

9' 8" x 8' 11" (2.94m x 2.72m)

Double glazed window to front elevation (with distance far reaching views to the estuary). Fluorescent strip light, radiator. Stainless steel single drainer sink unit with cupboards under. Range of floor standing cupboards, drawers and units with adjacent work surfaces, wall mounted matching cupboards. Space for washing machine, space for cooker, space for slimline dishwasher and space for fridge/freezer. Wall mounted Vaillant gas boiler.



### **BEDROOM ONE**

12' 9" x 10' 5" (3.88m x 3.17m)

Double glazed window to rear elevation. Built-in double wardrobe cupboard, wood laminate flooring, radiator.

### **BEDROOM TWO**

9' 4" x 8' 6" (2.84m x 2.59m)

Double glazed window to rear elevation. Wood laminate flooring, radiator.

### **BATHROOM**

9' 6" x 5' 4" (2.89m x 1.62m)

Double glazed window to rear elevation. Low level WC, wash hand basin with mixer tap and cupboard under and panel bath with hand grips and shower over bath area. Tiled splash backs, radiator.

### **EXTERIOR**

Access can be gained to the rear of the property where there is a communal parking area.

### **LEASE/SERVICE CHARGES**

Lease Length: 125 years

Lease Unexpired: 113 years approximately

Service Charges: Last year amount approximately £300 per annum

Ground Rent: £10 per annum



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		



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