

**Waterside Marina, Brightlingsea
CO7 0FF
£225,000 Leasehold**

Town & Country
residential sales and lettings



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- LUXURY APARTMENT
- FIRST FLOOR
- GLAZED BALUSTRADE WITH PARTIAL ESTUARY VIEWS
- FEATURE PICTURE WINDOWS
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM & BATHROOM
- 23'10 OPEN PLAN LIVING/DINING/KITCHEN AREA
- UTILITY ROOM
- ONE ALLOCATED UNDERGROUND SECURE PARKING SPACE
- ACCESS TO MARINA

**** AS NEW - HIGH SPECIFICATION WITH PARTIAL ESTUARY VIEWS ****

This stunning two double bedroom apartment is situated on the sought after "Waterside Marina" development.

This contemporary property, which is in outstanding condition, features large open plan fitted kitchen into lounge/diner with dual aspect partial estuary views from the 'L' shaped balcony/terrace, principal double bedroom with En-suite, further double bedroom, family bathroom and separate utility room.

The apartment comes with secure underground parking.



The accommodation with approximate room sizes are as follows:

ENTRANCE FOYER

Video entrance phone with secure access, entrance door to Foyer and stairs to first floor.

ENTRANCE HALLWAY

Entrance door, security video phone. Wall mounted thermostat, radiator.

LIVING/DINER/KITCHEN AREA

23' 10" x 15' 8" (7.26m x 4.77m)

Double glazed picture windows to two elevations (with partial estuary views) and access via double glazed doors to balcony/terrace. LVT flooring, recessed lighting, two radiators. Open plan to kitchen area with extractor fan and recessed lighting. Stainless steel single drainer sink unit inset to work tops with cupboards under. Range of cupboards drawers and units with adjacent work tops, wall mounted matching units. Stainless steel filter hood over four ring gas hob and electric oven under. Concealed wall mounted gas boiler.

BALCONY/TERRACE

Glass and stainless steel balustrade with decking, partial estuary views.

UTILITY ROOM

9' 0" x 4' 5" (2.74m x 1.35m)

Work top space with room under for washing machine and tumble dryer. LVT flooring, extractor fan, radiator.



PRINCIPAL BEDROOM

15' 2" x 12' 2" (4.62m x 3.71m)

Double glazed picture window to one elevation, radiator.

EN-SUITE SHOWER ROOM

8' 2" x 8' 2" (2.49m x 2.49m)

Low level WC, wash hand basin with mixer tap and double shower cubicle with shower unit, tiled splash backs and sliding screen door. Shaver socket, tiled splash backs and tiled flooring. Extractor Fan, recessed lighting, heated towel radiator.

BEDROOM TWO

13' 1" x 11' 8" (3.98m x 3.55m)

Double glazed picture window to one elevation, radiator.

BATHROOM

9' 5" x 6' 4" (2.87m x 1.93m)

Low level WC, wash hand basin with mixer tap and panel bath with mixer tap shower spray and screen. Shaver socket, tiled splash backs and tiled flooring. Extractor fan, recessed lighting, heated towel radiator.

EXTERIOR

Adjacent to the block there is secure gated access to an underground car park where there is an allocated parking space (No 280).

Refuse area and access to utility meters.

LEASE AND SERVICE CHARGES

Lease Length Left: 177 years

Lease Length: 185 years from 24 June 2018

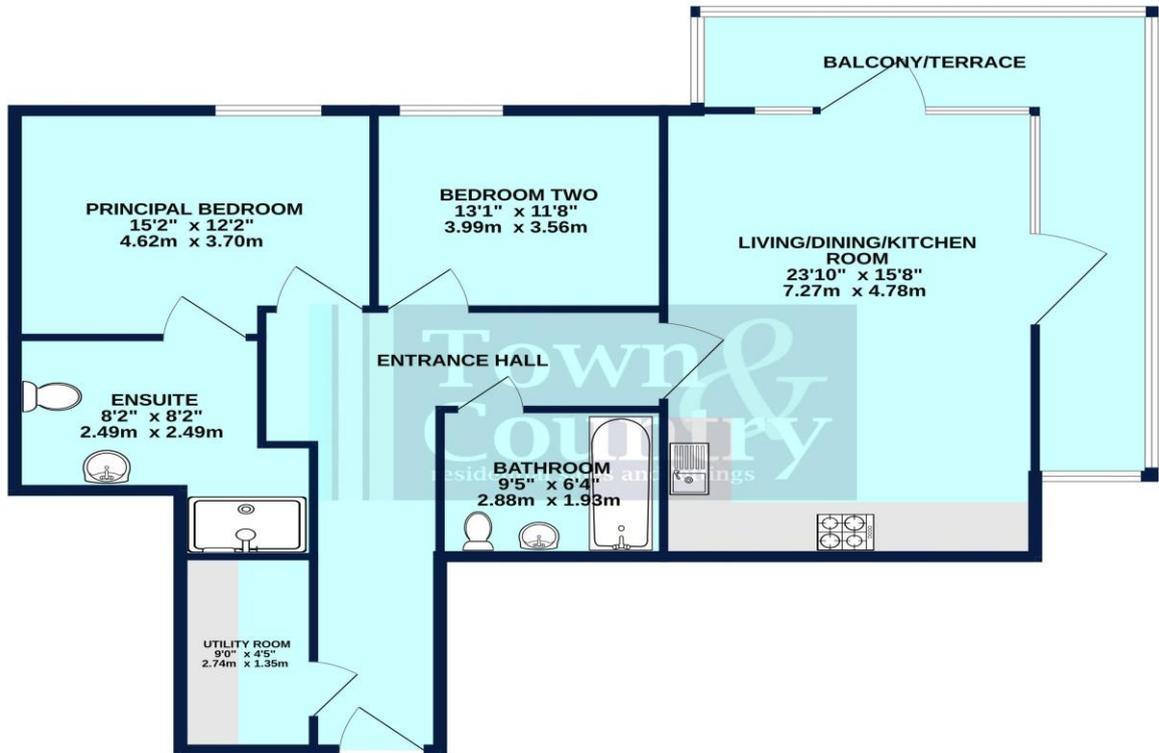
Ground Rent: 235 per annum

Service Charges: Contact Agent





FIRST FLOOR
1313 sq.ft. (122.0 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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.