

**Waterside Marina, Brightlingsea
CO7 0GB
£230,000 Leasehold**

Town & Country
residential sales and lettings



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- PANORAMIC ESTUARY & SEA VIEWS
- DUAL ASPECT WINDOWS & DOORS TO BALCONY
- DUAL ASPECT GLASS & STAINLESS STEEL BALCONY
- CONTEMPORARY OPEN PLAN LOUNGE/DINING/KITCHEN AREA
- WELL APPOINTED BATH/SHOWER
- LARGE BEDROOM WITH TWO JULIETTE BALCONIES
- FITTED WARDROBE CUPBOARDS
- NO ONWARD CHAIN
- SECURE PARKING SPACE
- GAS CENTRAL HEATING

****CHAIN FREE: UNRIVALLED PANORAMIC VIEWS TO THE ESTUARY AND OUT TO SEA****

A truly superb contemporary, one bedroom second floor luxury apartment with what has to be one of the best waterfront views in the area.

The property is accessed via a secure intercom protected entrance area and has both a convenient lift or staircase to the second floor.

The entrance hall leads to a spacious lounge/dining/kitchen area fronted by glazed double doors to dual aspects, giving access to wrap around glass/stainless steel fronted balcony with amazing views and also flooding the room with natural light. The kitchen is well fitted with integrated appliances providing ample space for a dining table, ideal for entertaining guests.

The bedroom also has two sets of double doors (providing light) leading to Juliette balconies and partial views. Two double wardrobes provide the essential storage, whilst an adjacent four piece bathroom suite completes the set up. Outside there is secure underground parking which can be internally accessed via the lift.

The apartment is offered with NO ONWARD CHAIN and an appointment to view should be made at your earliest convenience.



The accommodation with approximate room sizes are as follows:

COMMUNAL ENTRANCE

Intercom security with access via entrance door. Lift and stairs to second floor.

ENTRANCE HALLWAY

9' 9" x 3' 7" (2.97m x 1.09m)

Security entry phone, wall mounted thermostat and built-in double cupboard housing wall mounted gas boiler and water tank. Access to loft space, radiator.

LOUNGE/DINER/KITCHEN

24' 11" x 18' 2" (7.59m x 5.53m)

Recessed lighting, double glazed doors to side and double glazed side panels and further double glazed doors to balcony with panoramic views. One and a quarter bowl inset stainless steel single drainer sink unit with mixer tap and cupboards under. Wall mounted matching cupboards and shelving. Stainless steel filter hood over four ring gas hob with electric oven under. Integrated slimline dishwasher, integrated washing machine and integrated fridge/freezer. Double glazed porthole style window, wood laminate flooring.

BEDROOM

15' 6" x 12' 3" (4.72m x 3.73m)

Two sets of French doors to Juliette balconies. Two double fitted wardrobe cupboards with storage above, radiator.

BATHROOM

9' 1" x 5' 5" (2.77m x 1.65m)

Recessed lighting, extractor fan. Low level WC with concealed cistern, wash hand basin with mixer tap, panel bath with mixer tap shower spray and built-in shower cubicle with shower unit and screen door. Tiled flooring, heated towel radiator.



EXTERIOR

The property has access via lift to underground secure parking with one allocated space (230).

LEASE DETAILS AND SERVICE CHARGES

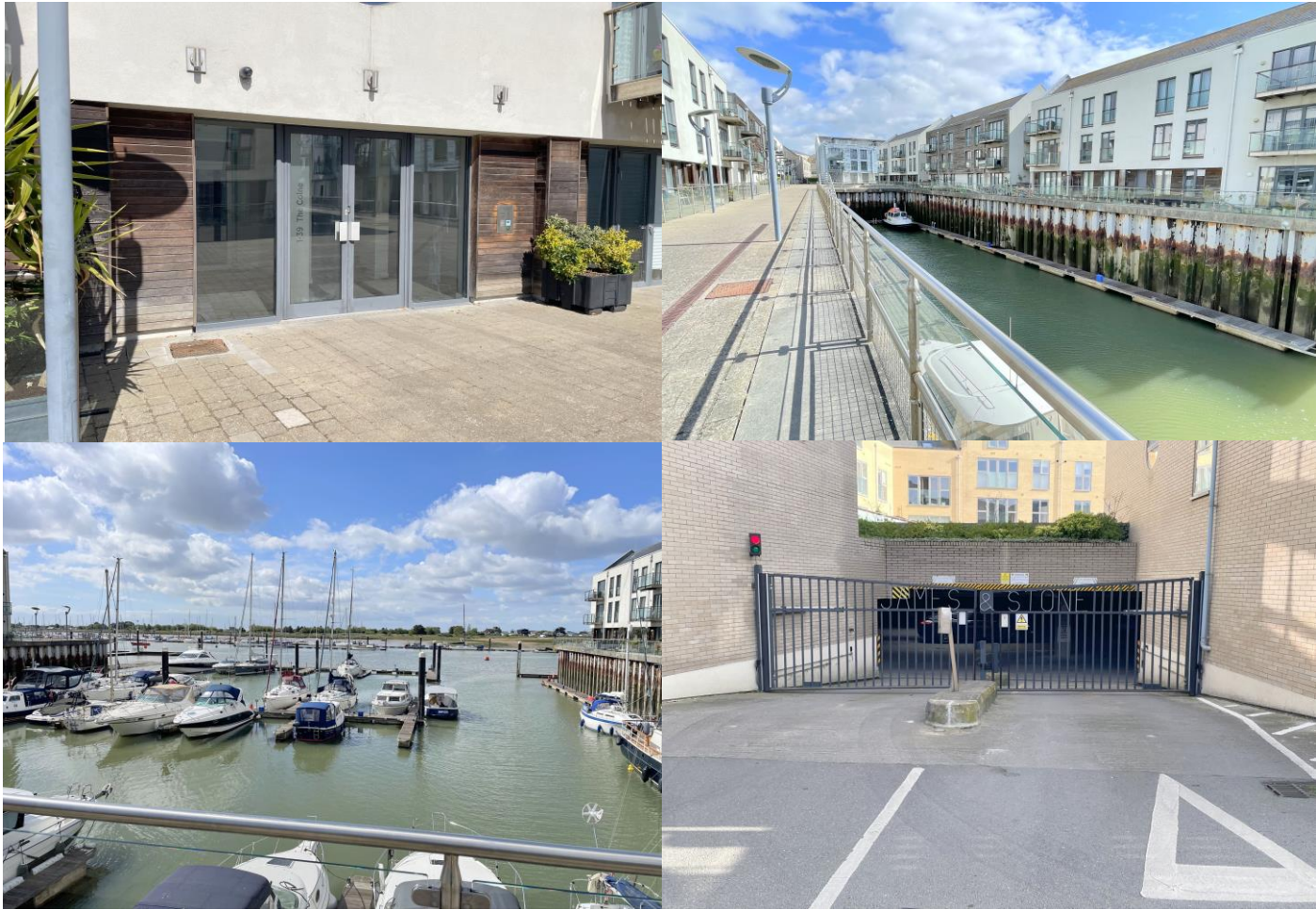
Lease Length: 199 years from 24 June 2004

Lease term unexpired: Approximately 177 years

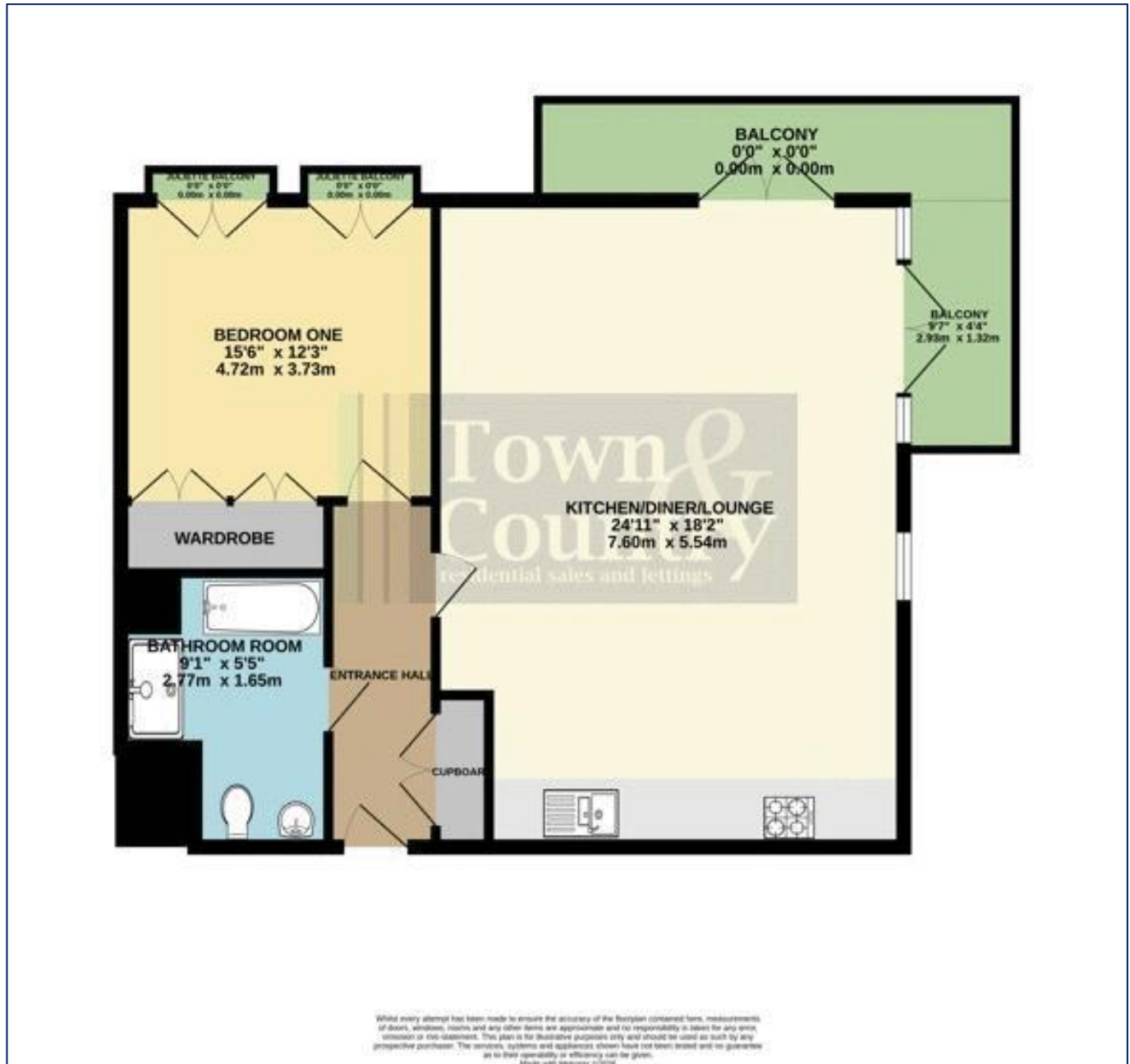
Service Charges: TBA

Ground Rent: TBA





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	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.