

**Colne Road, Brightlingsea,
CO7 0DL**

Monthly Rental Of £850.00

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: lettings@townandcountryresidential.co.uk

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- FULLY REFUBISHED THROUGHOUT
- DOUBLE BEDROOM
- BRAND NEW KITCHEN
- OPEN PLAN LOUNGE
- BRAND NEW SHOWER-ROOM
- GAS CENTRAL HEATING
- CLOSE TO BEACH
- POSSIBLE COMMERCIAL SPACE BELOW
- DEPOSIT REQUIRED
- AVAILABLE IMMEDIATELY

**** FULLY REFURBISHED FIRST FLOOR FLAT ****

This one bedroom flat needs to be seen to be appreciated. The Landlords have tastefully refurbished the property throughout to an excellent standard. The property features a brand new fitted kitchen with an open plan lounge, double bedroom and a brand new shower-room. The flat is situated just a minutes walk from the beach and within walking distance to the town centre.

****THE COMMERCIAL SPACE BELOW IS AVAILABLE AT AN ADDITIONAL £400 PCM & SEPARATE DEPOSIT****

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor may be required

Non-smokers only

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed front door, LVT flooring, centre light, radiator, two storage cupboards, stairs to first floor

FIRST FLOOR LANDING

Window to rear, LVT flooring, centre light, Utility cupboard

KITCHEN / LOUNGE

11' 6" x 18' 7" (3.50m x 5.66m)

Three windows to front, LVT flooring, two centre lights, two radiators, range of wall and base units, integrated electric hob and oven with extractor over, stainless steel sink/drainage, space for fridge

UTILITY CUPBOARD

5' 3" x 3' 4" (1.60m x 1.02m)

Connectivity for washing machine, space for freezer

BEDROOM

10' 3" x 10' 11" (3.12m x 3.32m)

Window to rear, LVT flooring, centre light, radiator

SHOWER ROOM

5' 1" x 10' 4" (1.55m x 3.15m)

LVT flooring, centre light, shower enclosure, low level WC, vanity unit wash basin, heated towel rail



AGENTS NOTE

26' 4" x 17' 2" narrowing to 9' 3" (8.02m x 5.23m narrowing to 2.82m)

The ground floor commercial/shop unit has been Fully Refurbished and is available by separate contract for £400 pcm. The unit has its own entrance which is road facing, two large windows for display purposes if required, electric heating, centre lights, LVT flooring, independent toilet facilities - PLEASE CALL FOR FULL DETAILS