

**105 High Street, Wivenhoe,  
CO7 9AF  
Monthly Rental Of £1,100.00**



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

Phone: 01206 302288

email: [lettings@townandcountryresidential.co.uk](mailto:lettings@townandcountryresidential.co.uk)

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- SPACIOUS LOUNGE
- FITTED KITCHEN
- NEWLY REFURBISHED SHOWER ROOM
- GARAGE
- GAS CENTRAL HEATING
- WALKING DISTANCE TO TRAIN STATION & SHOPS
- DEPOSIT REQUIRED
- AVAILABLE IMMEDIATELY

**\*\* FANTASTIC LOCATION CLOSE TO TRAIN STATION AND QUAY \*\***

This two bedroomed, ground floor maisonette, is ideally located in Lower Wivenhoe, within walking distance to the Train Station, Quay and Shops. The accommodation comprises of a spacious lounge, fitted kitchen, two double bedrooms and a shower-room. The flat has its own private access as well as a Garage.

**\*\* AVAILABLE IMMEDIATELY \*\***

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor if required

No pets

Non-smokers only

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

Phone: 01206 302288

email: [lettings@townandcountryresidential.co.uk](mailto:lettings@townandcountryresidential.co.uk)

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)





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

**ENTRANCE PORCH**

4' 9" x 5' 5" (1.45m x 1.65m)

uPVC glazed door, carpet, centre light

**LOUNGE**

13' 4" x 14' 9" (4.06m x 4.49m)

Window to front, carpet, centre light, two radiators

**KITCHEN**

7' 4" x 14' 9" (2.23m x 4.49m)

Window to side, vinyl, centre light, radiator, wall and base units with contrasting worktop, stainless steel sink/drain, gas hob with integrated electric oven, integrated fridge & freezer, wall mounted boiler

**BEDROOM ONE**

11' 5" x 10' 6" (3.48m x 3.20m)

Window to rear, carpet, centre light, radiator, fitted wardrobes

**BEDROOM TWO**

9' 6" x 7' 3" (2.89m x 2.21m)

Window to rear, carpet, centre light, radiator

**SHOWER ROOM**

5' 3" x 6' 5" (1.60m x 1.95m)

Obscured window to side, vinyl flooring, inset spot lights, shower cubicle, low level WC, vanity unit, heated towel rail



## OUTSIDE

Garage in block