

**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

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 bedoomed, 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



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/drainer, 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

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