Springfields, Brightlingsea
CO7 0LU
Offers in the Region Of £90,000
Leasehold

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk

- **FIRST FLOOR FLAT (LIFT)**
- **OVER 55'S LIVING**
- **LOUNGE/DINER**
- **FITTED KITCHEN**
- **GOOD SIZED BEDROOM (WITH WALK-IN WARDROBE)**
- **SHOWER ROOM**
- **GREAT COMMUNITY FEEL**
- **COMMUNAL AREAS**
- **CLOSE TO TOWN CENTRE AND SHOPS**
- **CHAIN FREE**

**FIRST FLOOR - OVER 55'S LIVING AT ITS BEST **

WELCOME TO SPRINGFIELDS - Perhaps you have a property abroad and are looking for a secure home to LOCK UP AND LEAVE to return to, or you want to be PART OF A COMMUNITY OF LIKE-MINDED OWNERS, SPRINGFIELDS fits all lifestyles.

This first floor flat is in an ideal location just a few minutes amble to the town centre shops and a short stroll to the beach. A spacious home which enjoys a lounge, bedroom which has a walk-in wardrobe, fitted kitchen and modern shower room plus a handy storage cupboard in the hallway complete this home.

There is a real sense of community amongst the owners who regularly organise celebrations and events that can be enjoyed. There are communal areas and parking for residents and visitors alike plus a LIFT TO THE FIRST FLOOR.

Want to know more or take a viewing? Call the Town and Country Team to find out more about this superb flat, lease and management details.

The property is vacant, we have KEYS TO VIEW and the property is CHAIN FREE.

JUST CALL OR VISIT THE BRANCH TO MAKE YOUR APPOINTMENT.

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The accommodation with approximate room sizes are as follows:

COMMUNAL ENTRANCE AREA

Security intercom entrance, foyer with lift and stairs to first floor.

ENTRANCE HALL

9' 9'' x 2' 11'' (2.97m x 0.89m)

Entrance door, access to loft space, call/entry system. Electric storage heater, built-in airing cupboard and built-in storage cupboard.

LOUNGE/DINER

16' 0'' x 9' 8'' (4.87m x 2.94m)

Double glazed window to one elevation, electric storage heater, electric panel heater and access to kitchen.

KITCHEN

6' 11'' x 6' 6'' (2.11m x 1.98m)

Double glazed window to one elevation, ceramic style inset sink unit with mixer taps and cupboards under. Range of floor standing cupboards drawers and units with adjacent work tops, wall mounted cupboards, integrated fridge, integrated washer/dryer and space for cooker.

BEDROOM ONE

12' 9'' x 8' 10'' (3.88m x 2.69m)

Double glazed window to one elevation, electric panel heater, walk-in/built-in wardrobe cupboard with courtesy light.

SHOWER ROOM

6' 6'' x 5' 5'' (1.98m x 1.65m)

Extractor fan, wall mounted down flow electric convector heater and heated electric towel radiator. Low level WC with concealed cistern, wash hand basin with lever taps inset to vanity unit and shower cubicle with Triton shower unit and screen door. Fitted storage cupboard and emergency pull cord.

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EXTERIOR

Communal gardens, visitor parking, drying area and bin store.

LEASE DETAILS AND SERVICE CHARGES

Lease Term Remaining: 60 years

Lease Term: 99 years from 28.9.1987

Service Charges: £170 per month (£2,040 per annum)

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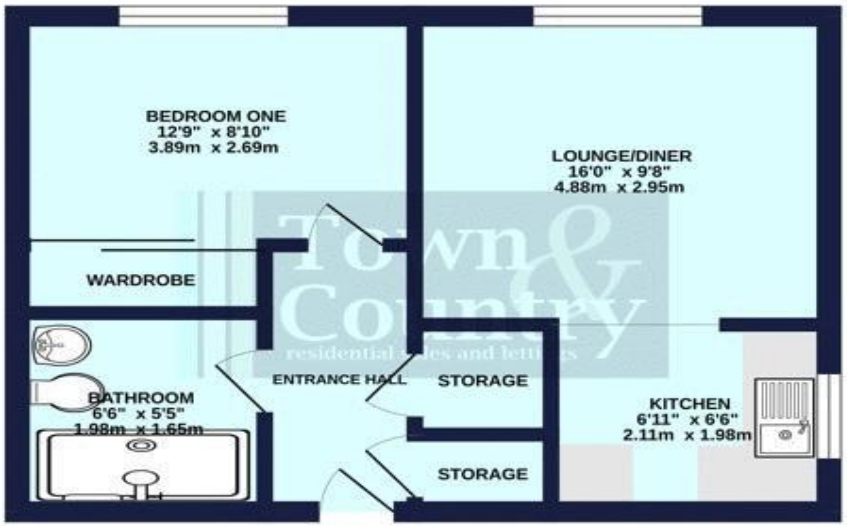

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume 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.

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