

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

E-mail: info@lucasestates.com Website: www.lucasestates.com



FLAT 7., JACOBS COURT, HIGH STREET, BRIGHTLINGSEA, ESSEX

PRICE £130,000 LEASEHOLD

- | | | |
|---|---|-----------------------|
| * | WELL PRESENTED FIRST FLOOR FLAT IN TOWN CENTRE POSITION | * |
| * | NEW KITCHEN, FLOOR COVERINGS & REDECORATION | * |
| * | LOUNGE 18'1" X 10'4" | * BEDROOM 13' X 11'4" |
| * | BATHROOM/W.C. | * UPVC DOUBLE GLAZING |
| * | ELECTRIC HEATING | * COUNCIL TAX BAND A. |
| * | COMMUNAL GARDENS, BIN STORE, DRYING AREA & PARKING | * |

**NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES & FITTINGS
ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.**

ESTABLISHED 1935

Property Misdescription Act

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.

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Ref: Flat 7., Jacobs Court, High Street, Brightlingsea
Colchester, Essex CO7 0AQ

A well presented 1 bedroom first floor town centre flat with the benefit of UPVC double glazing, new carpets, new kitchen, redecoration and parking. The accommodation comprises :-

ENTRANCE LOBBY with stairs to first floor.

FIRST FLOOR

LANDING with trap to roof space.

LOUNGE 18'1" x 10'4" with coving to textured ceiling. Electric heater. UPVC double glazed window. Open to –

NEW KITCHEN 7'2" x 5'10" Worksurfaces with inset single drainer stainless steel sink unit, base unit cupboards and matching eye level wall cabinets. Ceiling spotlights. UPVC double glazed window.

BEDROOM 1. 13' x 11'4" with 2 UPVC double glazed windows, electric heater and airing cupboard with hot water tank.

BATHROOM with white suite of panelled bath with shower mixer tap, low level W.C. and wash hand basin.

OUTSIDE

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

SERVICES

All main services are available, apart from gas. Council Tax Band A.

LEASE

Lease 999 Years from 12/7/1983

Ground rent £25 every 6 months

Service Charge

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE

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