

**Victoria Place, Brightlingsea,
CO7 0AB**

Monthly Rental Of £1,250.00



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

Phone: 01206 302288

email: lettings@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



- RECENTLEY REFURBISHED
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM
- BRAND NEW CARPETS
- SPACIOUS LOUNGE
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- LOCATED IN THE HEART OF THE TOWN
- DEPOSIT REQUIRED
- AVAILABLE IMMEDIATELY

**** REFURBISHED THREE BEDROOM FLAT ****

This spacious first floor maisonette has been fully decorated thought out with a brand new kitchen, new bathroom and new carpets. Inside the property there is a spacious lounge, brand new kitchen, brand new bathroom and three double bedrooms. The property is ideally located in the heart of the Town Centre, close to schools and a short walk to the Beach/Marina areas.

**** AVAILABLE IMMEDIATELY ****

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

8' 7" x 13' 0" (2.61m x 3.96m)

Front door, carpet, centre light, electric heater, stairs to first floor

LOUNGE

17' 5" x 13' 4" (5.30m x 4.06m)

Window to front, carpet, two centre lights, electric heater, feature fire place

KITCHEN

13' 9" x 11' 7" (4.19m x 3.53m)

Window to rear, vinyl flooring, centre light, electric heater, range of wall and base units with contrasting worktop, stainless steel sink/drainers, space for washing machine and fridge/freezer

FAMILY BATHROOM

7' 6" x 5' 0" (2.28m x 1.52m)

Window to rear, vinyl flooring, centre light, panelled bath with electric shower over, combination vanity unit with toilet and hand basin

BEDROOM ONE

12' 11" x 12' 7" (3.93m x 3.83m)

Window to front, carpet, centre light, electric heater, feature fireplace



STAIRS TO UPPER FLOOR

BEDROOM TWO

11' 3" x 19' 0" (3.43m x 5.79m)

Two velux windows, carpet, centre light, electric heater, fitted wardrobes, eaves storage. Please note the room has reduced height in places

BEDROOM THREE

11' 5" x 9' 2" (3.48m x 2.79m)

Velux window, carpet, centre light, electric heater, eaves storage. Please note the room has reduced height in places