

oakheart

£225,000

Offers In Excess Of
Queens Mews, West Mersea



Set in the heart of the village centre on Mersea Island, this beautifully presented two-bedroom ground floor maisonette offers stylish, low-maintenance living just moments from local amenities and the coast. Recently renovated throughout, the property benefits from brand new flooring and carpets, creating a fresh and contemporary feel, while newly replaced radiators ensure comfort and efficiency.

The accommodation comprises a bright and welcoming living space with patio doors opening directly onto well-kept communal gardens, providing a pleasant outlook and an ideal spot to relax or entertain, two well proportioned bedrooms and family bathroom. The modern kitchen has an integrated cooker, hob and dishwasher.

Further benefits include one allocated parking space and the convenience of ground floor access, making the home suitable for a range of buyers including first-time purchasers, downsizers, or investors. This is a fantastic opportunity to acquire a turnkey property in a sought-after coastal village location.





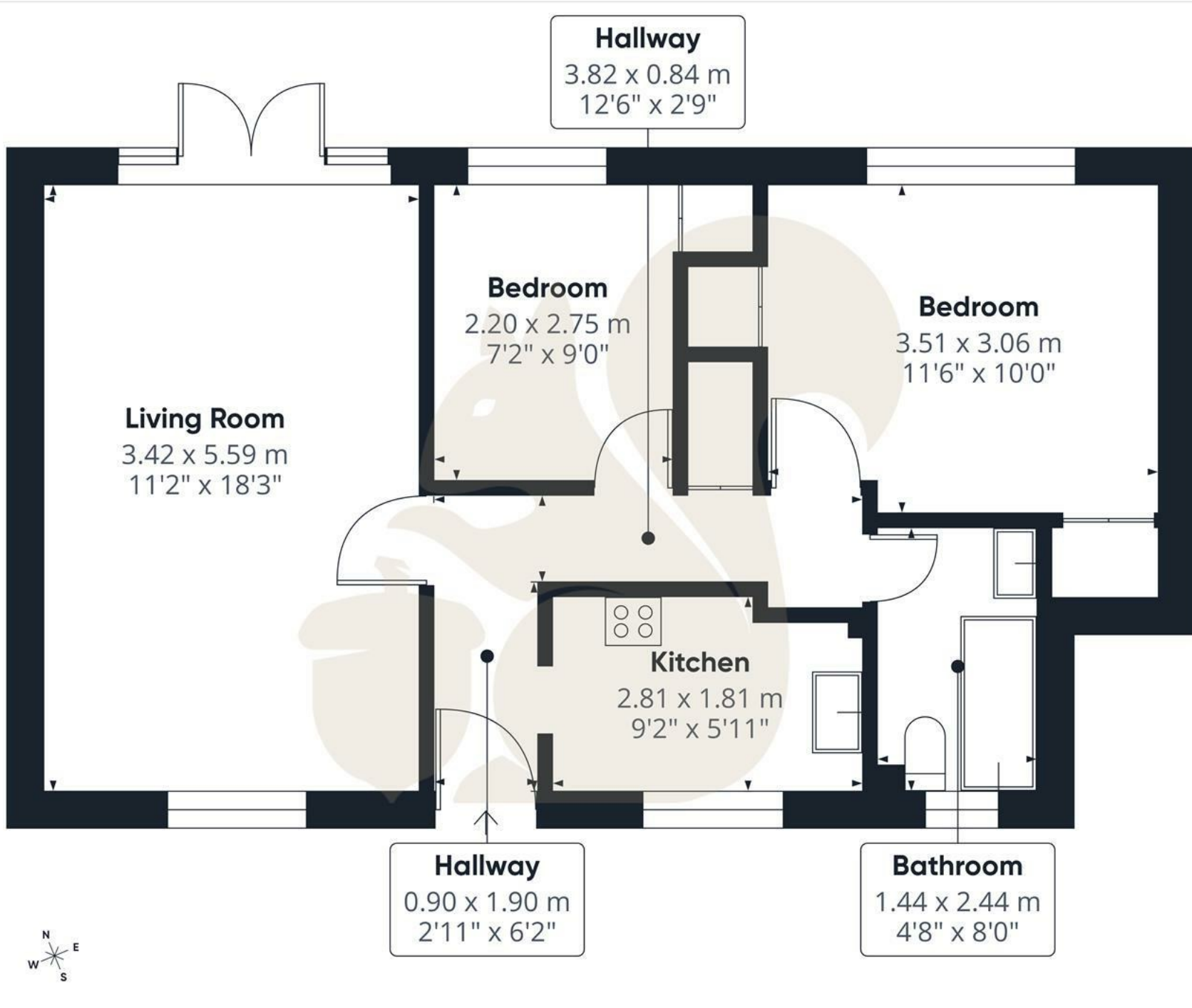












GLA⁽¹⁾
56.89 m²
612.35 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

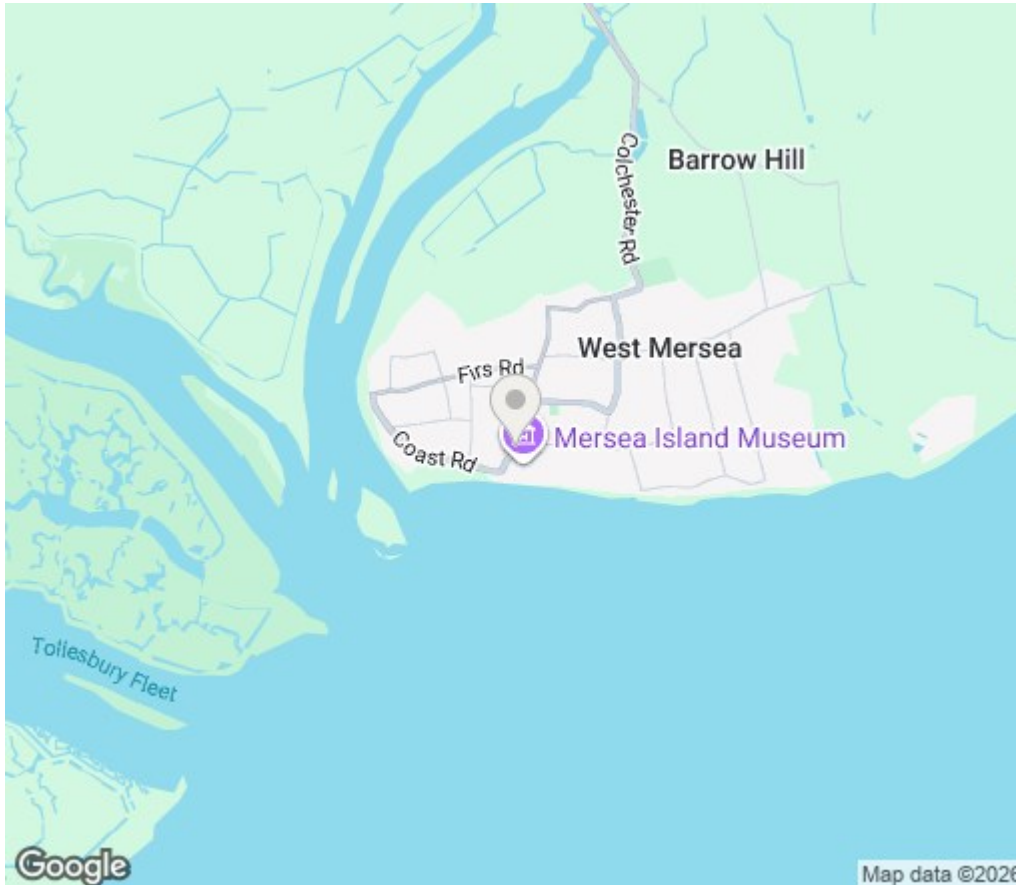
Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
B



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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Oakheart Mersea

01206 382191

mersea@oakheart.co.uk

34a Barfield Rd, West Mersea, Colchester, Essex,
CO5 8QT