

NP NICHOLAS
PERCIVAL

To Let. £1,100 PCM exclusive

Cinque Port House, Copperas Road, Brightlingsea, Colchester, Essex CO7 0AP





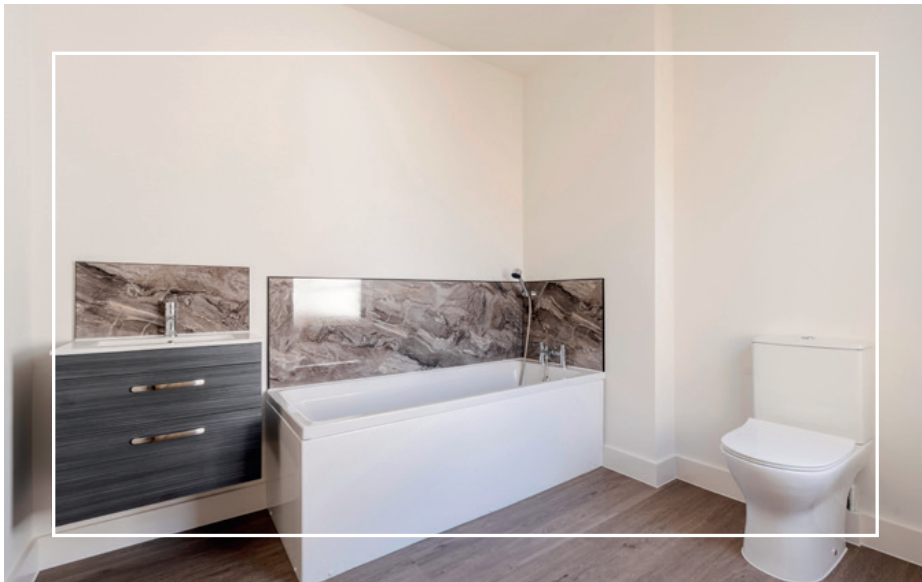
Rent £1,100 pcm | Deposit £1,265 | Holding Deposit £253

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Fully updated and refurbished by noted local builders, Vaughan & Blyth Ltd, this two bedroom chain free property offers well-appointed accommodation in the heart of Brightlingsea and close to all the amenities this popular water front town has to offer.

Developers Specification Notes

- New Roof Trusses and manufactured slate covering.
 - Loft Insulation to current building regulation standards 400mm depth.
 - Diamond Carbon Eco Bead pumped cavity insulation.
 - 25mm Insulation backed plasterboard to inner leaf of all external walls.
 - New Electrical installation
 - New Plumbing Installation
 - All new sanitary ware.
 - All new Kitchen installation.
 - New manufactured wood effect flooring.
 - New UPVC Windows and Doors.
 - New UPVC Fascias Soffits and Guttering.
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The property opens to a spacious sitting room and in turn leads through to the well-appointed fitted kitchen within which are the following integrated appliances, a BOSCH double oven, BOSCH induction hob and accompanying hood. There is also a BOSCH dishwasher. There is space for a freestanding washing machine and integrated full height fridge and freezer. The cloakroom completes the ground floor.

Ascending the stairs to the first floor, the principal bedroom is located to the front of the property complete with ensuite shower room, comprising a shower cubicle with both rainfall shower head and mixer attachment, handbasin set within a vanity unit, wc and heated towel rail. The second double bedroom is located to the rear and the family bathroom completes the internal accommodation, featuring a bath with mixer hose attachment, handbasin set within a vanity unit and wc.

Externally there is an integral single garage located at the rear of the property.

Location.

Copperas Road, Brightlingsea, Colchester, Essex

Sat-Nav Ref: **CO7 0AP**

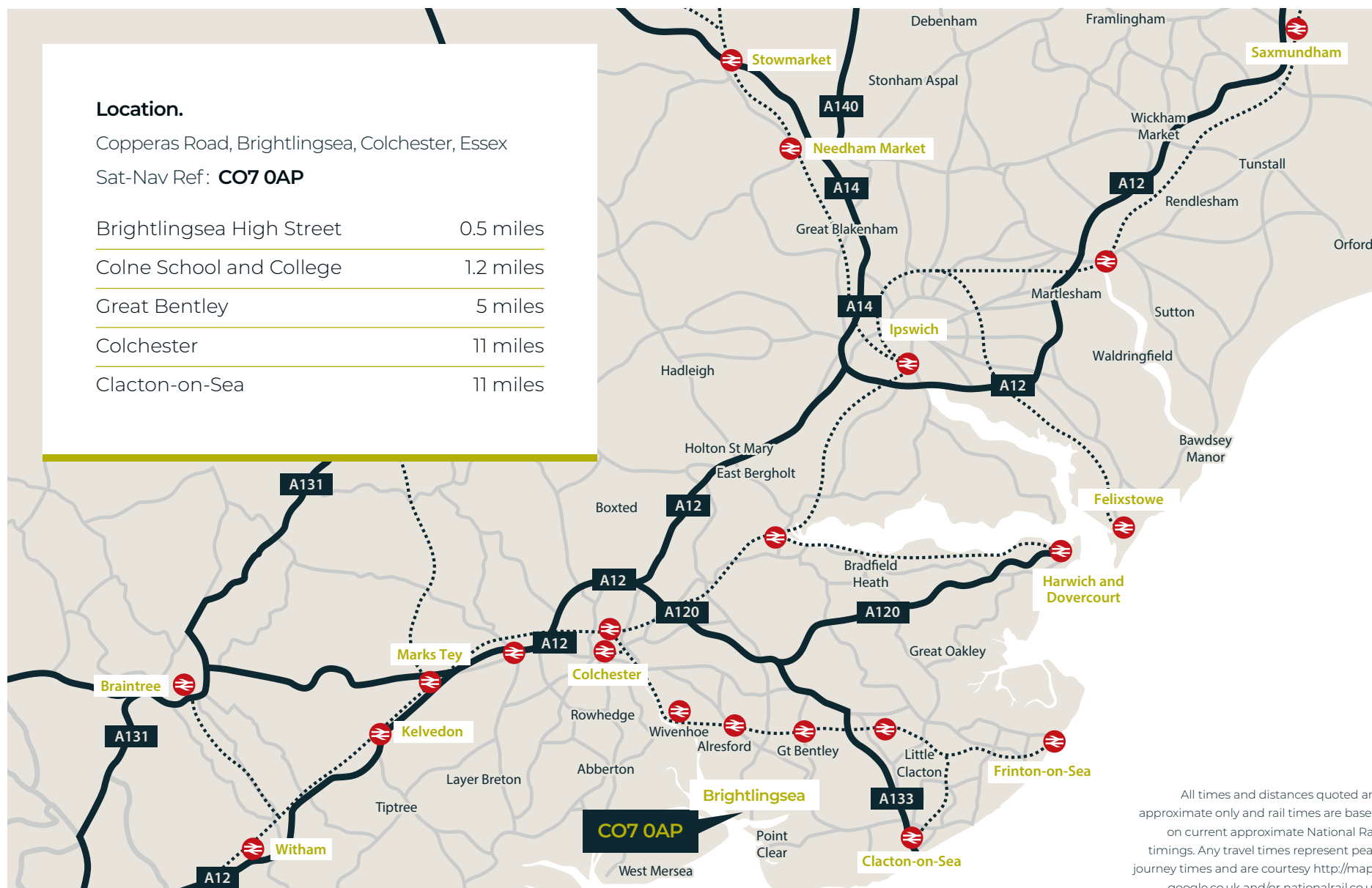
Brightlingsea High Street 0.5 miles

Colne School and College 1.2 miles

Great Bentley 5 miles

Colchester 11 miles

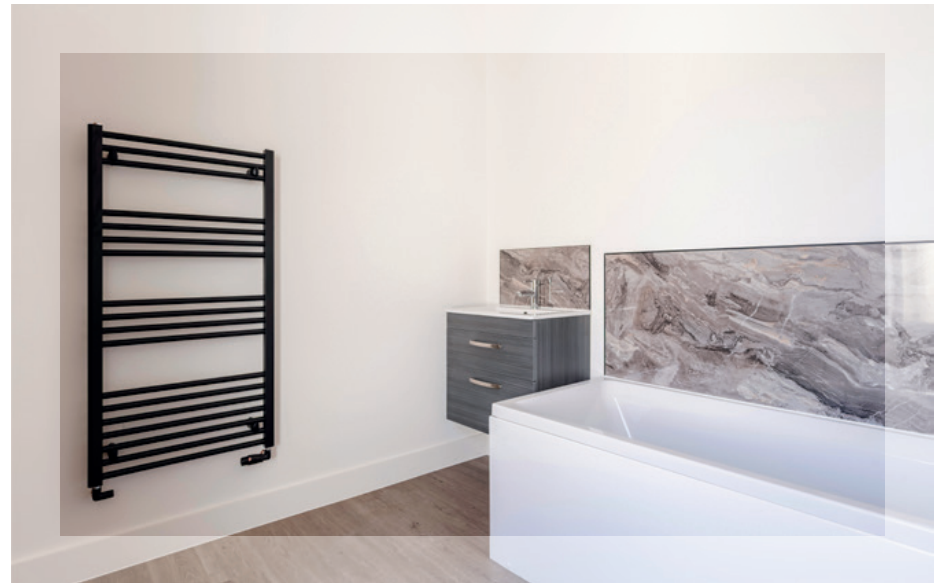
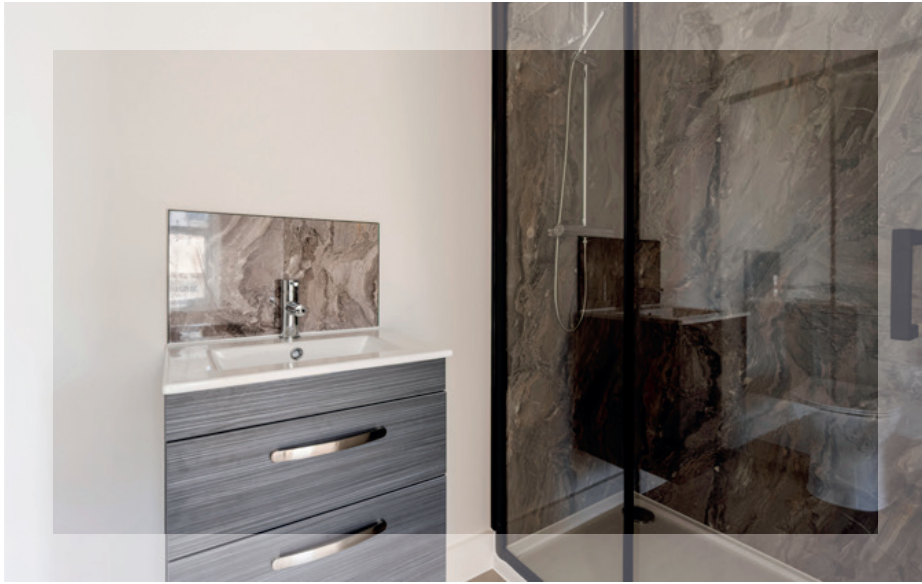
Clacton-on-Sea 11 miles

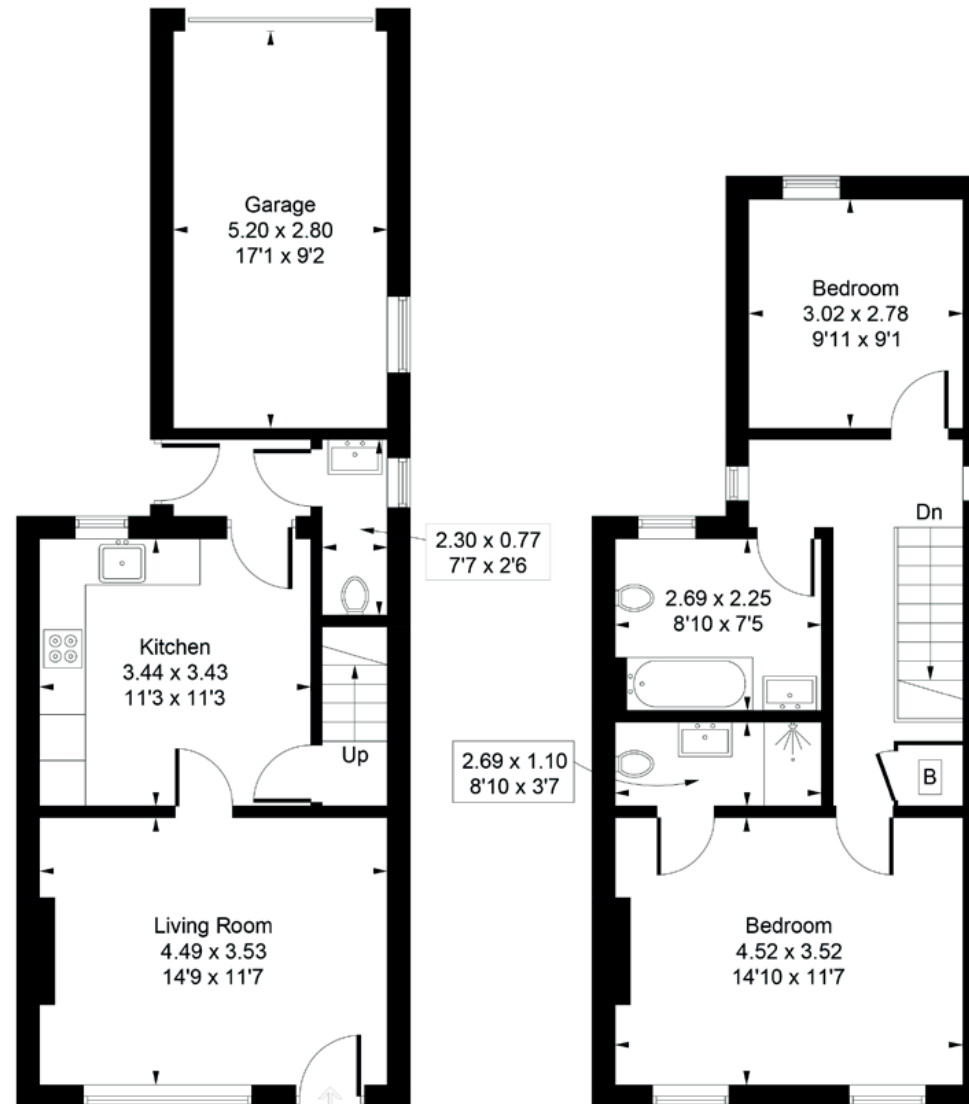


All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Cinque Port House





Ground Floor

First Floor

Approximate Gross Internal Area = 876 sq ft / 81.4 sq m

Garage = 157 sq ft / 14.6 sq m

Total = 1033 sq ft / 96.0 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing is strictly by appointment with the Sole Letting Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.