

**Waterside Marina, Brightlingsea
CO7 0GE
£385,000 Leasehold**

Town & Country
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- MODERN DUPLEX APARTMENT
- WATERFRONT POSITION
- THREE BEDROOMS
- 24'10" KITCHEN/DINER WITH STUNNING VIEWS
- GENEROUS LIVING ROOM
- 32FT BALCONY TERRACE
- AMAZING VIEWS TO ESTUARY & OUT TO SEA
- EN-SUITE TO PRINCIPAL BEDROOM
- SET OUT OVER TWO FLOORS
- UNDERGROUND SECURE PARKING

**** A RARELY AVAILABLE TRULY IMMACULATE DUPLEX APARTMENT WITH STUNNING VIEWS OVER THE MARINA AND OUT TO THE ESTUARY/SEA****

This executive three bedroom duplex penthouse is situated in the prestigious Waterfront Marina at Brightlingsea. The location is ideal, being just a short walk from the bustling promenade and high street, a short drive to Wivenhoe Railway Station where you can commute to London Liverpool Street. Colchester also being a short drive away.

This luxury three bedroom, two story apartment offers comfortable well kept accommodation throughout. The kitchen area is an open plan kitchen/diner, which is well equipped. The living room located on the top floor leads via picture windows and French doors to its own private 32ft roof terrace which is SOUTH facing where you can relax, unwind and enjoy the stunning view.

There is a main bathroom and, in addition an En-suite bathroom to the principal bedroom, ideal for the busy working lifestyle. The property also comes with two secure underground car parking spaces. An internal viewing is highly recommended to avoid genuine disappointment.



The accommodation with approximate room sizes are as follows:

COMMUNAL ENTRANCE

Communal entrance door with telephone entrance system. Access doors with lift and staircase.

ENTRANCE HALL

Entrance door, wall mounted thermostat, telephone entry system. Built-in boiler cupboard (housing boiler and water softener). Wood laminate flooring, radiator.

KITCHEN/DINER

25' 4" x 13' 5" (7.72m x 4.09m)

Port hole style double glazed window to one elevation. Juliette balcony with double glazed French doors and picture windows to two elevations, over looking marina. Vaulted ceiling with twin double glazed windows providing additional light. Kitchen area comprises of one and a quarter bowl inset sink unit with mixer tap and cupboards under. An excellent range of cupboards drawers and units with adjacent work tops. Integrated fridge/freezer, fresh water unit, integrated dishwasher and integrated washing machine. Filter hood over a four ring induction hob, built-in electric oven and combination microwave. Wood laminate flooring, two radiators. Stairs leading to living room.

PRINCIPAL BEDROOM

19' 11" x 11' 3" (6.07m x 3.43m)

Flush mounted ceiling speaker, built in double wardrobe cupboard. Wall mounted TV. Juliette balcony with double glazed French doors, radiator.

EN-SUITE BATHROOM

11' 3" x 9' 6" (3.43m x 2.89m)

Recessed lighting, flush mounted ceiling speaker. Low level WC with concealed cistern, wash hand basin with mixer tap and Jacuzzi bath with mixer tap. Shower cubicle with shower unit. Shaver socket, tiled walls and tiled flooring.



BATHROOM

8' 8" x 5' 1" (2.64m x 1.55m)

Recessed lighting, extractor fan. Low level WC with concealed cistern, wash hand basin and shower cubicle with shower unit. Heated towel radiator, tiled walls and tiled flooring.

SITTING ROOM

25' 4" x 21' 2" (7.72m x 6.45m)

Recessed lighting, radiator. Decorative remote control electric fire and surround sound speakers. Double glazed window to one elevation, two double glazed picture windows and double glazed French doors to balcony/terrace.

BALCONY

32' 10" x 27' 10" (10.00m x 8.48m)

Glass and stainless steel balustrades, paved flooring. Lighting, two double electric points and a mains water tap. Impressive far reaching views over the Marina and out to the estuary and sea.

BEDROOM THREE

17' 2" x 10' 7" (5.23m x 3.22m)

Double glazed Velux window to one elevation, recessed lighting, eaves storage cupboards.

EXTERIOR

Access to gated (secure) underground parking, two allocated parking spaces. Utilities and bike storage area.

AGENT'S NOTES

Lease Term: 199 years from 24 June 2004 Lease Term Remaining: 177 years

Annual Ground Rent £250.00

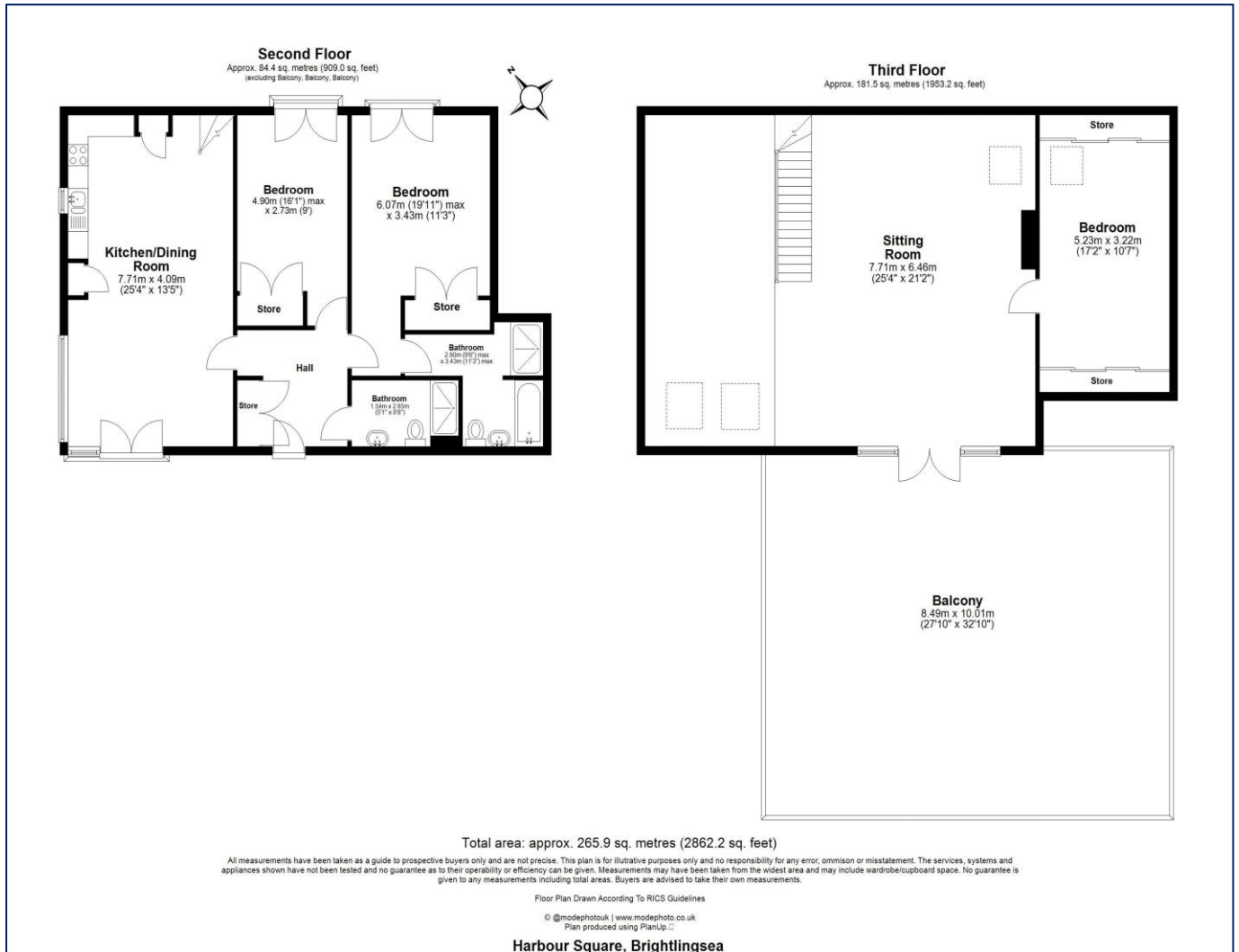
Service Charge: Contact Agent for details

The Vendor has informed us that there is a Bose Sound System throughout the property.









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

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.