

**Waterside Marina, Brightlingsea,
CO7 0GA**

Monthly Rental Of £1,250.00

Town & Country
residential sales and lettings



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

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- **GROUND FLOOR APARTMENT**
- **2 DOUBLE BEDROOMS**
- **CONTEMPORARY FITTED KITCHEN**
- **PRINCIPLE BEDROOM WITH ENSUITE**
- **OPEN PLAN LIVING SPACE - IDEAL FOR ENTERTAINING**
- **SEPARATE SHOWER ROOM**
- **GAS CENTRAL HEATING**
- **UNDERGROUND PARKING SPACE**
- **DEPOSIT REQUIRED**
- **AVAILABLE 3rd SEPTEMBER**

**** Luxury Ground Floor Apartment ****

Situated on the popular Waterside Marina development, take a look inside and you will find a host of added extras including bespoke fully integrated kitchen with all the modern fitments you would expect in such a property, open plan living area which adjoins the contemporary fitted kitchen. The lounge opens out, via French Doors, to wonderful estuary views. The kitchen features a gas hob, integrated oven, microwave, washing machine and dishwasher, generous cupboard space and preparation area. There are 2 double bedrooms, the principle bedroom features double fitted wardrobes as well as an ensuite bathroom which incorporates a bath, toilet as well as a separate shower cubicle. The 2nd bedroom also has a double fitted wardrobe for added convenience. There is a separate shower room with a toilet and sink. The property benefits from gas central heating and double glazing. There is a remote entry system and an underground secure parking space.

**** AVAILABLE 3rd SEPTEMBER ****

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor if required No pets Non-smokers only

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The accommodation with approximate room sizes are as follows:

ENTRANCE

Entry system leading to communal entrance hall leading to personel entrance door and hall with laminate flooring, centre light, double width cupboard housing gas bolier and hot water cylinder

LOUNGE

17' 10" x 13' 10" (5.43m x 4.21m)

French doors to outside with estuary views, laminate flooring, inset spot lights,

KITCHEN AREA

11' 9" x 5' 10" (3.58m x 1.78m)

A stylish and fully integrated luxury kitchen with a comprehensive range of Schuller designed white gloss wall and base units with integrated dishwasher, oven and hob, mircrowave, fridge freezer, washing machine, wine fridge, twin inset bowl with waste disposer, tiled walls, laminate flooring, centre light

PRINCIPLE BEDROOM

17' 11" x 11' 4" (5.46m x 3.45m)

Double glazed patio doors, laminate flooring, centre light, radiator, fitted wardrobes, door leading to hall and ensuite

ENSUITE

8' 10" x 6' 3" (2.69m x 1.90m)

Stylish luxury bathroom with panelled bath with mixer taps, concealed wash hand basin, dual flush low level WC with soft close lid, separate shower enclosure, heated towel rail, fully tiled, inset spotlights

BEDROOM TWO

13' 11" x 9' 2" (4.24m x 2.79m)

Double glazed patio doors to front, laminate flooring, inset spot lighting, radiator, fitted wardrobes



SHOWER ROOM

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

Fitted with top quality Rocca suites with double width independant shower enclosure with sliding glazed door, inset spot lighting, radiator, dual flush low level WC with soft close lid, wall mounted wash hand basin, heated towel rail, fully tiled, stainless steel lever doors handles, switches and sockets

OUTSIDE

Access to the apartment is via a ground floor security system with stairs and lift which also provide access to the underground car parking area with 1 space and electrically operated security entrance gate.

AGENTS NOTE

Library photos