

**Lower Park Road, Brightlingsea
CO7 0JS
£155,000 Leasehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- TOP FLOOR FLAT
- ONE BEDROOM
- REFURBISHED & MODERISED
- FITTED KITCHEN
- 16FT LIVING ROOM
- DISTANT VIEWS TO ESTUARY
- MODERN BATHROOM
- GAS CENTRAL HEATING
- OFF ROAD COMMUNAL PARKING
- CLOSE TO TOWN CENTRE, MARINA, LIDO & BEACH

****A TRULY PRISTINE SECOND FLOOR FLAT WITH A FANTASTIC VANTAGE POINT AND DISTANT VIEWS TO THE ESTUARY****

This most spacious property has recently undergone a major transformation into a modern apartment by the current owners.

There is a new fitted kitchen (with central island/breakfast bar) modern gas fired boiler serving radiators, recessed ceiling lighting to most rooms, replacement bathroom suite, laminate flooring where appropriate and tasteful decoration throughout.

The generous room sizes and living space on offer, along with the distance views through the feature Bay windows, would only be appreciated by an internal inspection.

We would urge any prospective buyer to do this as soon as possible to avoid disappointment. There is also communal parking.

****A real bonus is the RIGHT TO MANAGE company already set up and running which looks after the maintenance keeping outgoing costs to a minimum ****



The accommodation with approximate room sizes are as follows:

COMMUNAL ENTRANCE LOBBY

Communal entrance door with access via staircase to second floor landing.

ENTRANCE HALLWAY

Double glazed window to side elevation, recessed lighting, access to loft space. Built-in boiler cupboard housing wall mounted gas boiler and built-in airing cupboard. Wood laminate flooring, radiator.

LIVING/DINING ROOM

16' 5" x 16' 0" (5.00m x 4.87m)

Double glazed Bay style windows to front (with distance views) and side elevations, two radiators.

KITCHEN/BREAKFAST ROOM

12' 8" x 10' 9" (3.86m x 3.27m)

Double glazed windows to front (with distant views) and side elevations. One and a quarter bowl inset sink unit with mixer tap. Range of recently fitted cupboard drawers and units with adjacent work tops and wall mounted cupboards with courtesy lighting. Space for washing machine. Filter hood over oven/cooker area. Central island forming breakfast bar area. Wood laminate flooring, radiator.

BEDROOM ONE

16' 2" x 12' 2" (4.92m x 3.71m)

Double glazed window to side elevation, recessed lighting, radiator.

SHOWER ROOM

8' 11" x 8' 1" (2.72m x 2.46m)

Double glazed frosted window to side elevation. Low level WC, vanity sink unit and separate shower unit with Aqualisa shower. Recessed lighting, extractor fan. Wood laminate flooring, heated towel radiator.



EXTERIOR

The access is to the side of the property. Communal parking area and communal storage cupboard.

LEASE DETAILS AND SERVICE CHARGES

Lease Length: 125 years

Lease Term Left: Approx 116 years

Service Charges: Approx £600pa (paid half yearly)

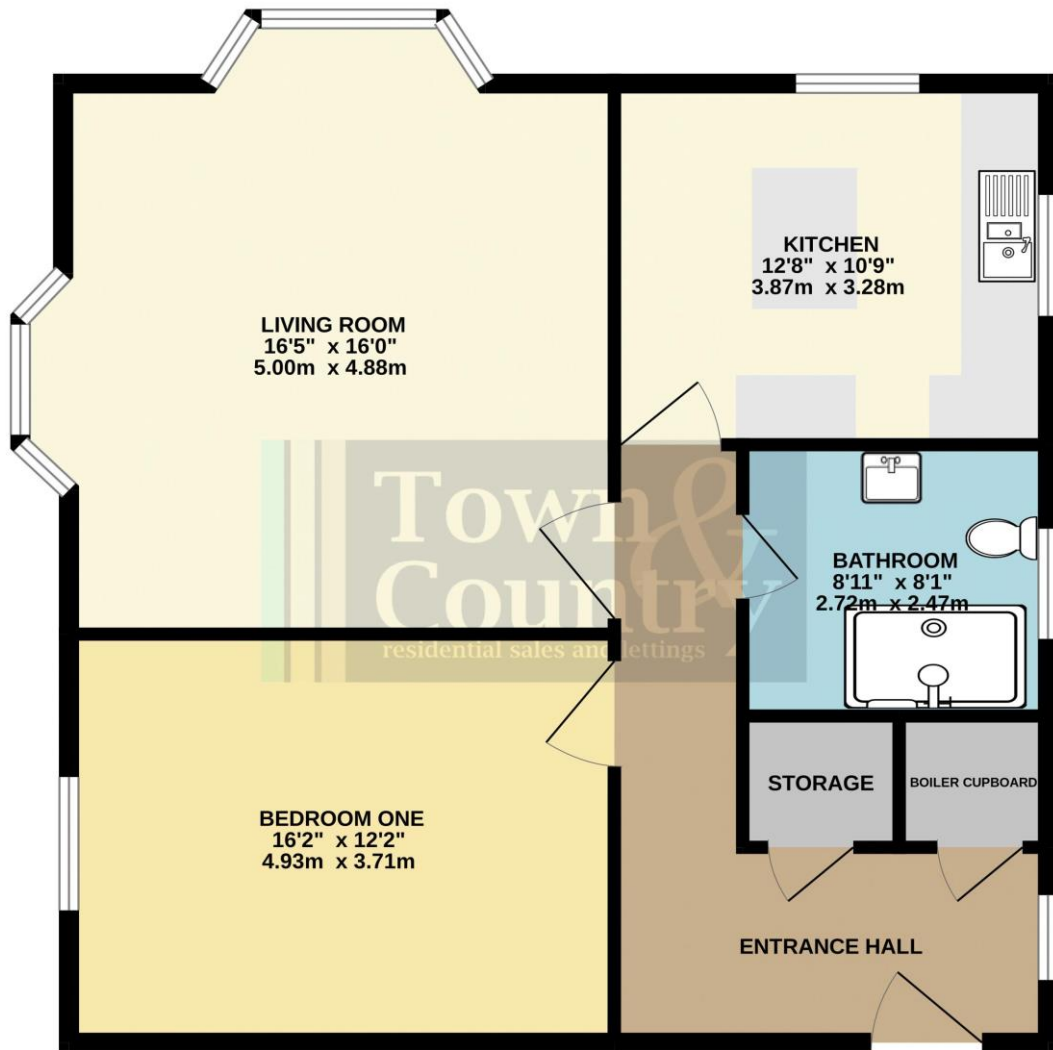
Ground Rent: Approx £350pa





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

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.