



# Stylish Apartment. Coastal Convenience.

GUIDE PRICE

**£239,995**

18 Church Road  
West Mersea  
Essex  
CO5 8QH



GAS CENTRAL  
HEATING



CENTRAL WEST  
MERSEA LOCATION



EN-SUITE TO  
PRINCIPAL BEDROOM



ALLOCATED  
PARKING



Game Estates are delighted to bring to market this beautifully presented and deceptively spacious two-bedroom ground-floor apartment in the heart of West Mersea. It offers modern, low-maintenance coastal living, a handsome symmetrical frontage with two bay windows, an impressive open-plan lounge/diner/kitchen, two double bedrooms, an en-suite to the principal bedroom, a family bathroom, gas central heating and an allocated parking space. Ideal for buyers seeking convenience, style and easy access to local amenities.



GROUND FLOOR  
APARTMENT



OPEN-PLAN  
LIVING



TWO DOUBLE  
BEDROOMS



EN-SUITE  
SHOWER ROOM



ALLOCATED  
PARKING



CENTRAL  
LOCATION



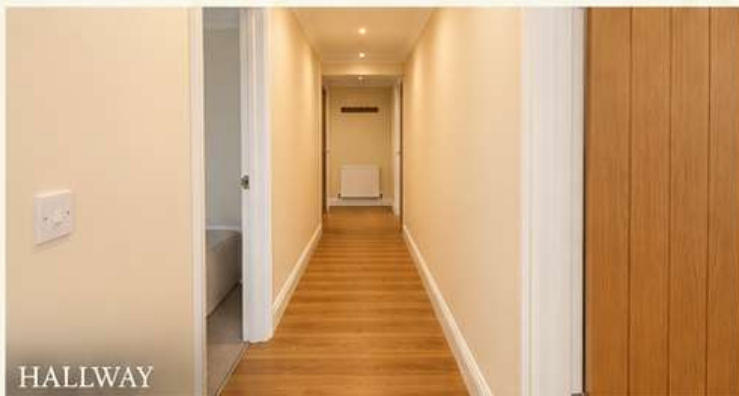
GAS CENTRAL  
HEATING



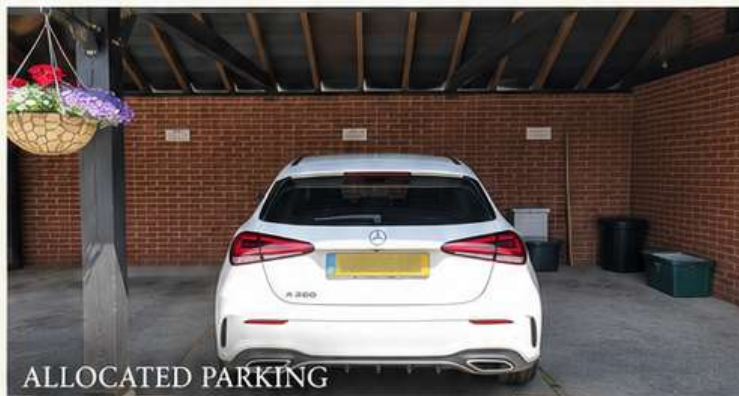
BEDROOM



EN-SUITE



HALLWAY



ALLOCATED PARKING

## THE PROPERTY

A beautifully presented and deceptively spacious two-bedroom ground-floor apartment in the heart of West Mersea, offering modern, low-maintenance coastal living. The property features a handsome, symmetrical frontage and an impressive open-plan lounge/diner/kitchen, two double bedrooms, an en-suite shower room to the principal bedroom, a family bathroom, gas central heating and an allocated parking space.

The kitchen is fitted with beech-effect units, granite-style worktops and tiled flooring, with an electric oven and hob with extractor, a washing machine and space for a fridge freezer and dishwasher. The principal bedroom benefits from a bay window and en-suite, while bedroom two is a comfortable double room, ideal for guests or a home office.

## KEY INFORMATION

|                 |                        |
|-----------------|------------------------|
| Bedrooms        | 2                      |
| Bathrooms       | 2                      |
| Reception Rooms | 1                      |
| Parking         | Allocated space        |
| Position        | Ground floor apartment |
| Heating         | Gas central heating    |
| Energy Rating   | TBC                    |
| Council Tax     | TBC                    |
| Tenure          | Leasehold              |

## FLOOR PLAN



## ADDITIONAL INFORMATION

|                       |                                |
|-----------------------|--------------------------------|
| Lease Remaining       | 103 years                      |
| Annual Service Charge | £1,495                         |
| Location              | Central West Mersea            |
| Style                 | Open-plan lounge/diner/kitchen |



All measurements are approximate and for guidance only. Not to scale.

