Victoria Place, Brightlingsea
CO7 0EB
Offers in the Region Of £180,000
Leasehold

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **DUPLEX MAISONETTE**
- **TWO DOUBLE BEDROOMS**
- **ALLOCATED PARKING**
- **TOWN CENTRE LOCATION**
- **SEALED UNIT DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **CLOAKROOM AND BATHROOM**
- **15FT KITCHEN/DINING ROOM**
- **16FT LIVING ROOM**
- **VIEWING ADVISED**

CENTRAL HIGH STREET LOCATION

DECEPTIVELY SPACIOUS TWO BEDROOM MAISONETTE OVER TWO FLOORS LOCATED IN THE HEART OF BRIGHTLINGSEA

The property benefits from own private entrance and allocated parking, 16ft lounge, 15ft kitchen/diner, two double bedrooms, cloakroom and bathroom.

Positioned in the heart of Brightlingsea and conveniently located close to public transport and local amenities.

A LARGE DUPLEX APARTMENT THAT WOULD MAKE A GREAT FIRST TIME BUY OR POTENTIAL RENTAL

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The accommodation with approximate room sizes are as follows:

ENTRANCE LOBBY
Double glazed frosted entrance door. Recessed lighting, wall mounted gas boiler, staircase to first floor.

FIRST FLOOR LANDING/HALLWAY
Radiator, stairs to second floor and access to:

KITCHEN/DINER
15' 1'' x 14' 3'' (4.59m x 4.34m)
Sealed unit windows to two elevations, radiator. Single bowl composite sink unit inset to work top with cupboards under, a range of cupboards drawers and units with adjacent wooden work tops, wall mounted matching cupboards. Filter hood over a Bosch induction hob, electric Miele electric oven under. Space for washing machine, space for fridge/freezer, tall standing storage unit, laminate flooring.

INNER LOBBY
4' 6'' x 3' 2'' (1.37m x 0.96m)
Understairs storage cupboard. Access to:

CLOAKROOM
7' 4'' x 4' 6'' (2.23m x 1.37m)
Recessed lighting, drop light switch, electric heated towel radiator, sealed unit frosted window to front elevation. Low level WC with concealed cistern and wash hand basin inset to vanity unit with storage under. Wall mounted vanity units with courtesy lighting.

LIVING ROOM
16' 5'' x 11' 5'' (5.00m x 3.48m)
Sealed unit windows to two elevations, storage alcove, laminate flooring, radiator.

SECOND FLOOR LANDING

Two double glazed Velux style and picture windows to one elevation, built-in shower cubicle with shower unit, screen door and tiled splash backs, access to loft space.

BEDROOM ONE

16' 3'' x 9' 0'' (4.95m x 2.74m)

Sealed unit windows to two elevations, Velux style window, laminate flooring, radiator.

BEDROOM TWO

11' 9'' x 10' 9'' (3.58m x 3.27m)

Sealed unit window and Velux window to one elevation, laminate flooring, radiator.

BATHROOM

9' 0'' x 6' 10'' (2.74m x 2.08m)

Velux window to one elevation, electric heated towel radiator. Low level WC, pedestal wash hand basin and panel bath with mixer tap shower spray and tiled splash back. Built-in airing cupboard.

EXTERIOR

Allocated parking space (permit controlled).

LEASE LENGTH/SERVICE CHARGES

Lease Remaining: 963 years

Lease Length: 999 years from 1st January 1989

Service charge Approximately £1,000 per annum

Ground Rent: Approximately £150 per annum

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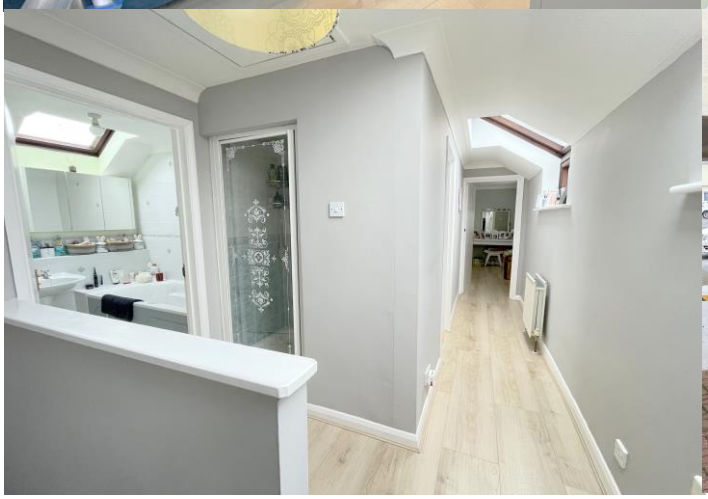

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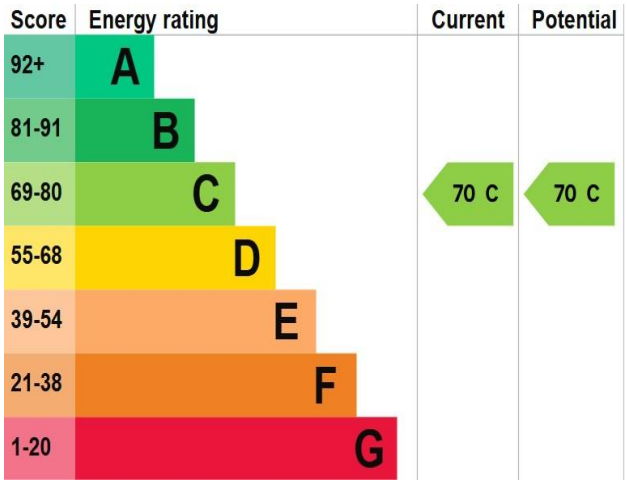

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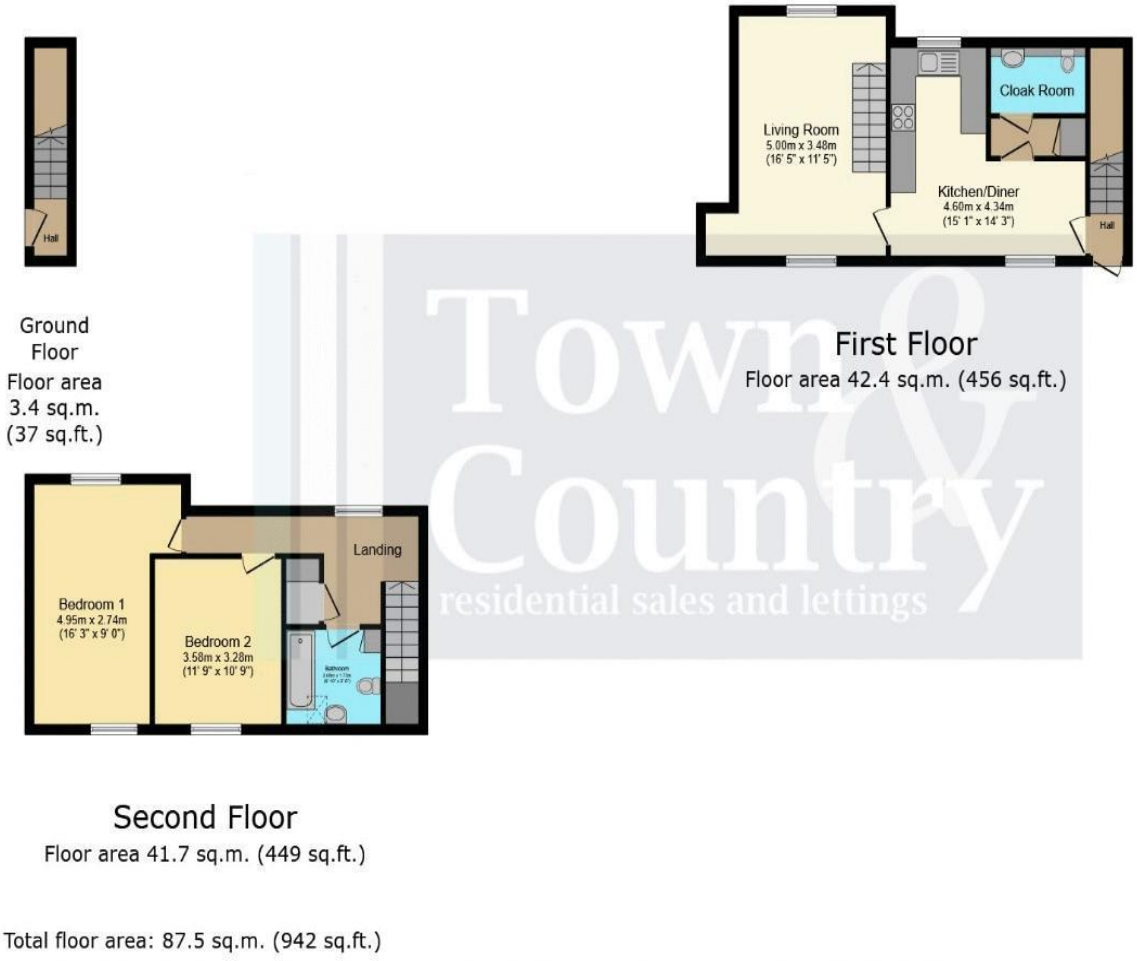

Total floor area: 87.5 sq.m. (942 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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