Station Road, Brightlingsea
CO7 0DF
Offers in Excess of £160,000
Leasehold







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





- **CHAIN FREE**
- **MAISONETTE**
- **TWO BEDROOMS**
- **TOWN CENTRE LOCATION**
- **FITTED KITCHEN**
- **SHOWER ROOM**
- **PARKING**
- **CLOSE TO SHOPS, LIDO, BEACH AND MARINA**
- **SELF-CONTAINED**
- **LONG LEASE**

** A MODERN STYLE TWO BEDROOM MAISONETTE WITHIN WALKING DISTANCE TO TOWN CENTRE & BEACH **

Situated in the heart of Brightlingsea and close to shops and amenities, perfectly positioned self contained home with its own street door.

The property features a generous living room with two windows making it really bright and airy, fitted kitchen, two bedrooms and shower room plus an allocated parking space.

A LOVELY FLAT, CHAIN FREE, IN A PRIME CENTRAL POSITION.

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The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH/LOBBY

Double glazed entrance door, staircase to hall/landing.

HALL/LANDING

Access to loft space, built-in airing cupboard.

LIVING ROOM

16' 7'' x 13' 1'' (5.05m x 3.98m)

Two double glazed windows to front elevation.

KITCHEN

9' 8'' x 5' 3'' (2.94m x 1.60m)

Double glazed window to one elevation. Single drainer sink unit with mixer tap and cupboard under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards. Filter hood over a four ring induction hob, built-in Bosch electric oven inset to tall standing storage unit. Wall mounted down flow heater, integrated slimline dishwasher (included in sale). Space for washing machine, tiled flooring.

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BEDROOM ONE

14' 7'' x 8' 6'' (4.44m x 2.59m)

Double glazed window to front elevation.

BEDROOM TWO

10' 8'' x 9' 9'' (3.25m x 2.97m)

Double glazed window to rear elevation.

SHOWER ROOM

6' 10'' x 5' 7'' (2.08m x 1.70m)

Wall mounted downflow heater. Low level WC, wash hand basin with mixer tap and vanity cupboard under and shower cubicle with Triton shower unit with curved screen door. Tiled walls and tiled flooring.

EXTERIOR

The property has an allocated parking space opposite the property. Refuse area and a communal garden.

LEASE DETAILS AND SERVICE CHARGES

Lease Length: 999 years

Lease Remaining: Approximately 960 years

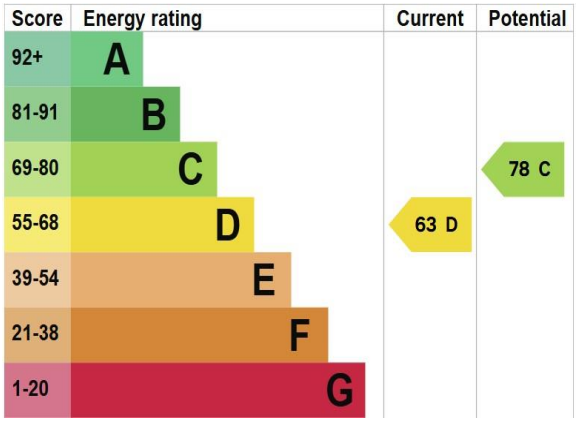
Service Charge: £1,223 per annum

Ground Rent: Approximately £195.05 per annum

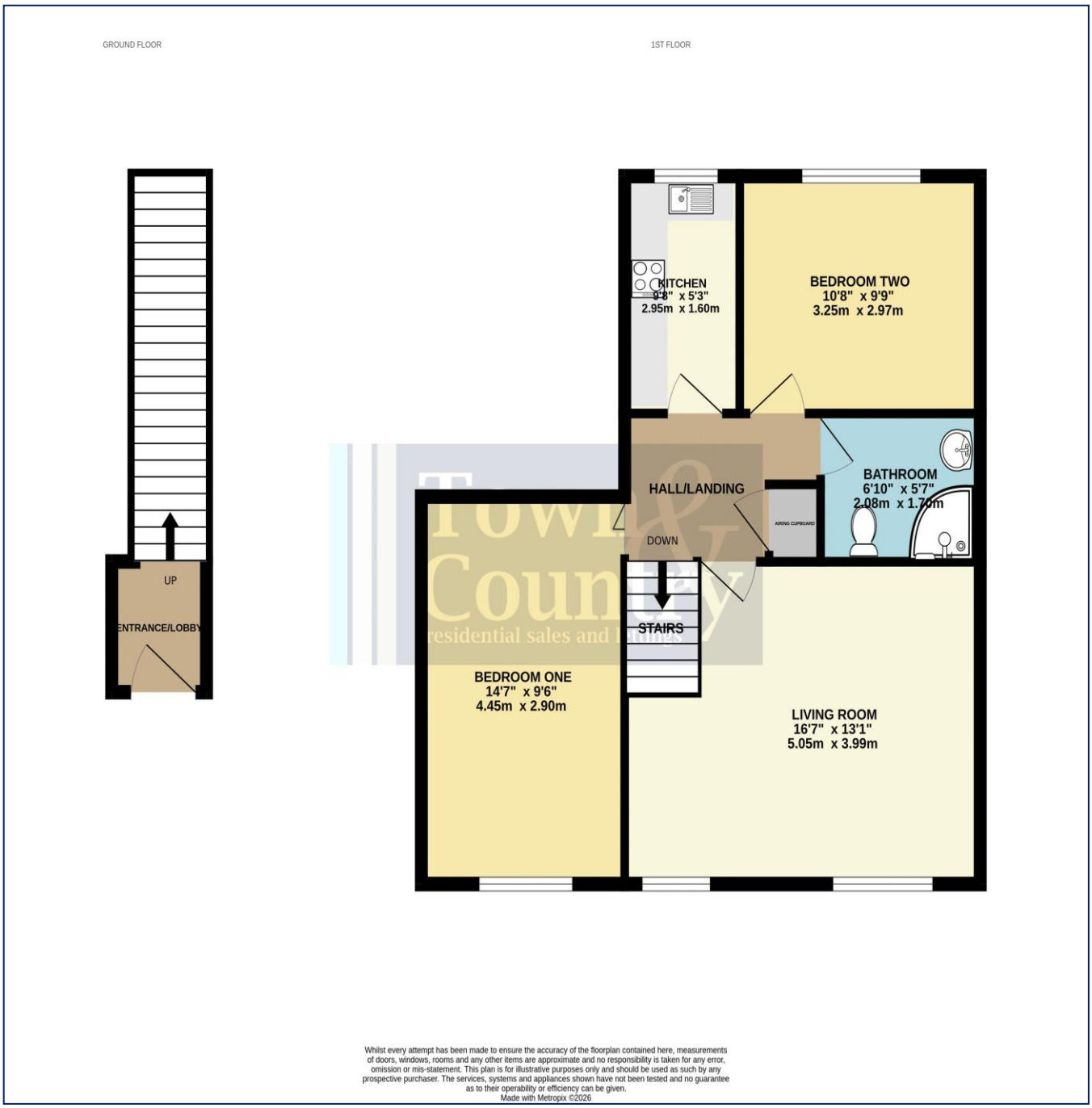
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