

**Silcott Street, Brightlingsea  
CO7 0DS  
£140,000 Leasehold**





- FULLY REFURBISHED GROUND FLOOR FLAT
- CENTRALLY LOCATED CLOSE TO TOWN CENTRE & BEACH AREAS
- BRAND NEW FITTED KITCHEN
- OPEN PLAN LOUNGE
- SPACIOUS DOUBLE BEDROOM
- SPA-LIKE SHOWER ROOM
- MODERN ELECTRIC HEATING
- COMMUNAL GARDEN AREA
- ALLOCATED OFF ROAD PARKING
- LONG LEASE

**\*\* FULLY REFURBISHED GROUND FLOOR FLAT \*\***

This immaculate ground floor flat is probably situated in one of the best positions in Brightlingsea, in a quiet location, just a minutes walk to the Town Centre & Beach areas.

Every aspect of this property has been improved by the current owner, upon entering, you are greeted by an open-plan fitted kitchen, which seamlessly connects to a spacious open-plan lounge.

This thoughtfully designed space is perfect for both relaxing or entertaining guests, benefiting from an abundance of natural light that enhances the contemporary feel throughout.

The generous double bedroom creates a tranquil setting, featuring ample space for storage solutions and furnishings. The shower room is finished to an impeccable standard, creating a spa-like appearance.

With allocated off road parking, and communal gardens, this really is a special find.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

uPVC partially glazed entrance door, laminate flooring, inset spot lights, storage cupboard.

#### **KITCHEN**

11' 4" x 10' 4" (3.45m x 3.15m)

Window to rear aspect, laminate flooring, inset spot lights. Newly fitted contemporary kitchen with integrated electric hob with extractor over, electric oven, composite sink/drain, space for washing machine, fridge, freezer. Breakfast bar, opening on the lounge.

#### **LOUNGE**

11' 4" x 11' 0" (3.45m x 3.35m)

Window to front aspect, laminate flooring, inset spot lights, infra-red heater.

#### **BEDROOM**

11' 3" x 9' 1" (3.43m x 2.77m)

Dual aspect windows to side and rear, laminate flooring, inset spot lights, infra-red heater.

#### **SHOWER ROOM**

6' 9" x 5' 5" (2.06m x 1.65m)

Tiled flooring, double sized walk-in shower cubicle, counter top basin with wall mounted vanity unit, low level WC. Fully tiled walls, heated towel rail.

#### **EXTERIOR**

Allocated off road parking, communal garden area.

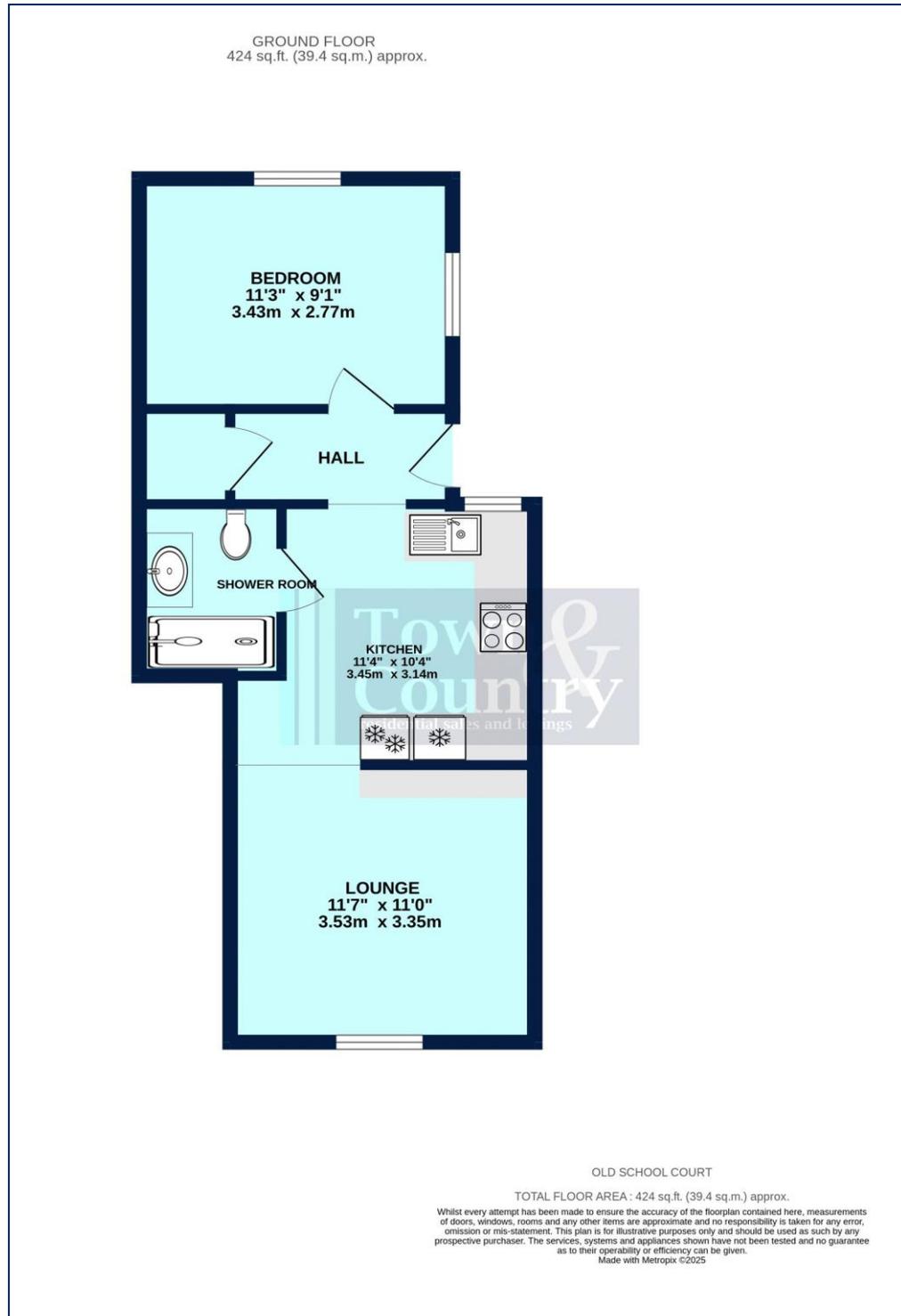


### AGENT'S NOTES

Lease Start Date 24th Jul 1988  
 Lease Term 999 years from 24th June 1988  
 Lease Term Remaining 962 years  
 Service Charge - £125 pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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