

**Granville Way, BRIGHTLINGSEA
CO7 0SY
Offers in Excess of £140,000
Leasehold**





- Two Bedroom Apartment
- Modern Fitted Kitchen
- Modern Fitted Bathroom with Shower
- Replacement Double Glazed Windows
- Allocated Parking
- Chain Free
- Viewing Advised
- Close to Amenities
- Top Floor
- Loft Space Storage

Well presented top floor apartment having been improved by the current owners, who has replaced the windows with Upvc double glazed sealed unit windows.

The kitchen has been replaced as well as the bathroom/shower room.

Allocated parking.

Located at the bottom of Granville Way which is on the outskirts of this popular town.

Co-op store is with in easy access, local schooling is also within easy access.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

'L' shaped entrance hall. Night storage heater, access to loft, doors to:

LOUNGE

17' 5" x 11' 6" (5.30m x 3.50m)

Double glazed window on two aspects, inset spot lights, infra-red heater.

KITCHEN

9' 0" x 6' 6" (2.74m x 1.98m)

Single drainer sink with mixer taps, plumbing for washing machine, double glazed window to side aspect, built in fridge/freezer, built in oven.

BEDROOM ONE

11' 6" x 9' 7" (3.50m x 2.92m)

Plus door recess. Double glazed window to front aspect, infra-red heater.

BEDROOM TWO

8' 6" x 7' 5" (2.59m x 2.26m)

Plus door recess. Double glazed window to front aspect.

BATHROOM

7' 2" x 5' 6" (2.18m x 1.68m)

Comprising panelled bath with electric shower over, vanity wash hand basin and low level WC. Extractor fan, heated towel rail.

EXTERIOR

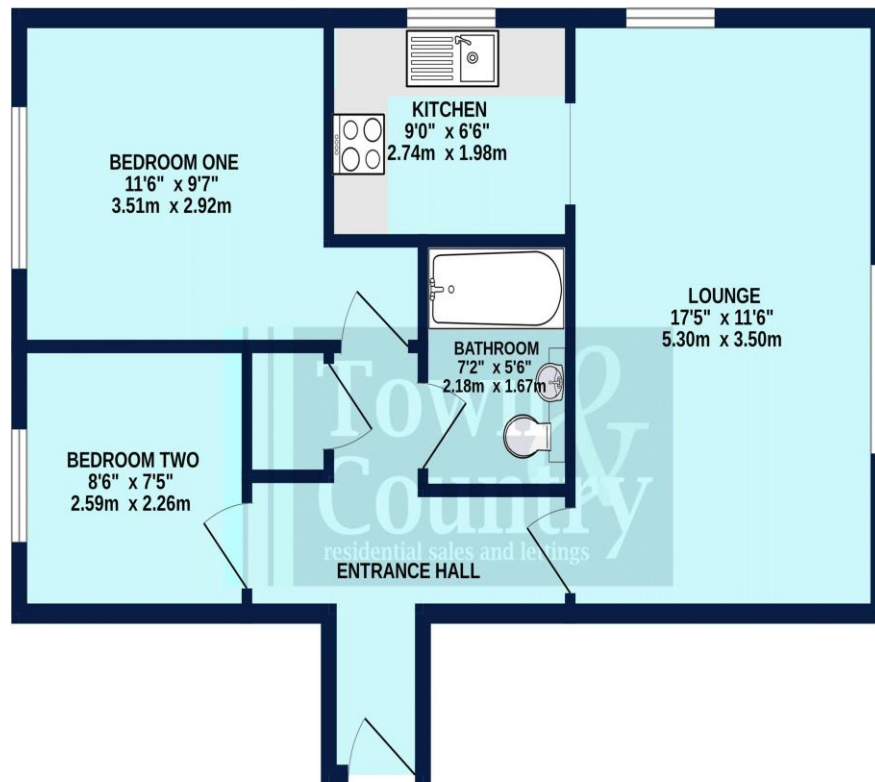
There are communal gardens which wrap around the property.

There is an allocated parking space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR 573 sq.ft. (53.3 sq.m.) approx.



NELSON COURT

TOTAL FLOOR AREA: 573 sq.ft. (53.3 sq.m.) approx.

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