

**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.

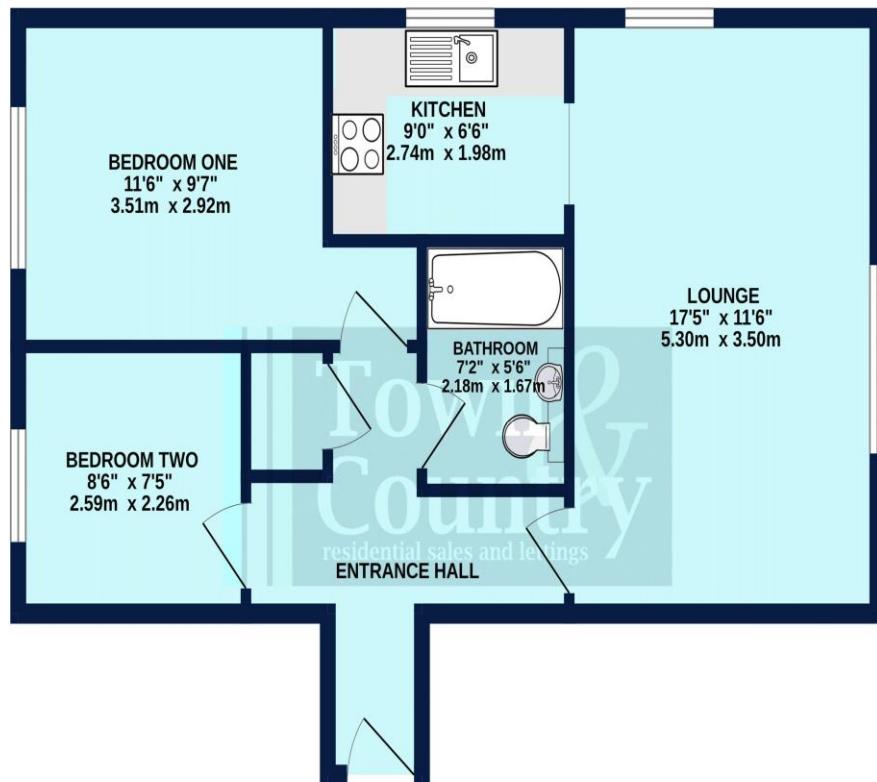
EXTERIOR

There are communal gardens which wrap around the property.

There is an allocated parking space.



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



NELSON COURT

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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