

**High Street, Brightlingsea  
CO7 0AQ  
£130,000 Leasehold**

**Town &  
Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)**



- **OUTSTANDING ONE BEDROOM GROUND FLOOR FLAT**
- **DECORATED AND FITTED OUT TO A HIGH STANDARD**
- **STUNNING CREAM FITTED KITCHEN**
- **STYLISH SHOWER ROOM**
- **SOUTH FACING LOUNGE/DINING ROOM OVERLOOKING THE GARDEN**
- **WHITE QUARTZ "STARDUST" FLOOR TILES**
- **ALLOCATED PARKING**
- **CENTRAL HIGH STREET POSITION**
- **SHORT STROLL TO THE WATERFRONT**
- **LONG LEASE AND LOW CHARGES**

**\*\*EXCEPTIONAL MODERN GROUND FLOOR FLAT IN A PRIME TOWN CENTRE LOCATION IN BRIGHTLINGSEA\*\***

A fabulous FIRST TIME BUYER HOME or INVESTMENT opportunity that is ready to tenant at a monthly rental of approx £800 - £850 pcm.

A BEAUTIFUL MODERN HOME THAT IS SUPERBLY DECORATED WITH LOTS OF EXTRAS.

Accommodation includes lounge with a large windows and patio doors to the garden space. IT IS ALSO SOUTH FACING SO THE SUN STREAMS IN DURING THE SUMMER MONTHS.

The most stylish cream fitted kitchen with integrated fridge/freezer and concealed microwave, stylish quartz white "stardust" floor tiles which blend through to the hallway. The double bedroom is to the front of the property complete with fitted wardrobes and bedroom furniture. The tiled flooring in hall, kitchen and bathroom also has underfloor heating. A sleek shower room compliments this really well equipped home.

Allocated parking can be found in the car park at the rear.

AN IMPRESSIVE FLAT THAT CAN BE JUST MOVED INTO AND ENJOYED. CHAIN FREE!

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**The accommodation with approximate room sizes are as follows:**

**ENTRANCE HALL**

Part double glazed entrance door leading to hallway. Two cupboards, with plumbing for washing machine and storage. Tiled flooring with underfloor heating.

**LOUNGE/DINER**

16' 0" x 9' 4" (4.87m x 2.84m)

Bright and airy room with large window to rear overlooking the garden area and a door to the rear at the dining end. Laminate wood effect flooring, high level window to kitchen.

**KITCHEN**

8' 1" x 7' 3" (2.46m x 2.21m)

Range of base, drawer and eye level units, work top inset stainless steel sink and electric hob with oven below. Integrated fridge/freezer and concealed microwave. Tiled flooring with underfloor heating.

**BEDROOM**

11' 4" x 9' 5" (3.45m x 2.87m)

Window to front, range of fitted wardrobes.

**SHOWER ROOM**

6' 6" x 5' 4" (1.98m x 1.62m)

Corner shower cubicle, low level WC and vanity sink unit with storage under. Tiled flooring with underfloor heating.



**EXTERIOR**

Communal garden. Allocated parking.

**AGENT'S NOTE**

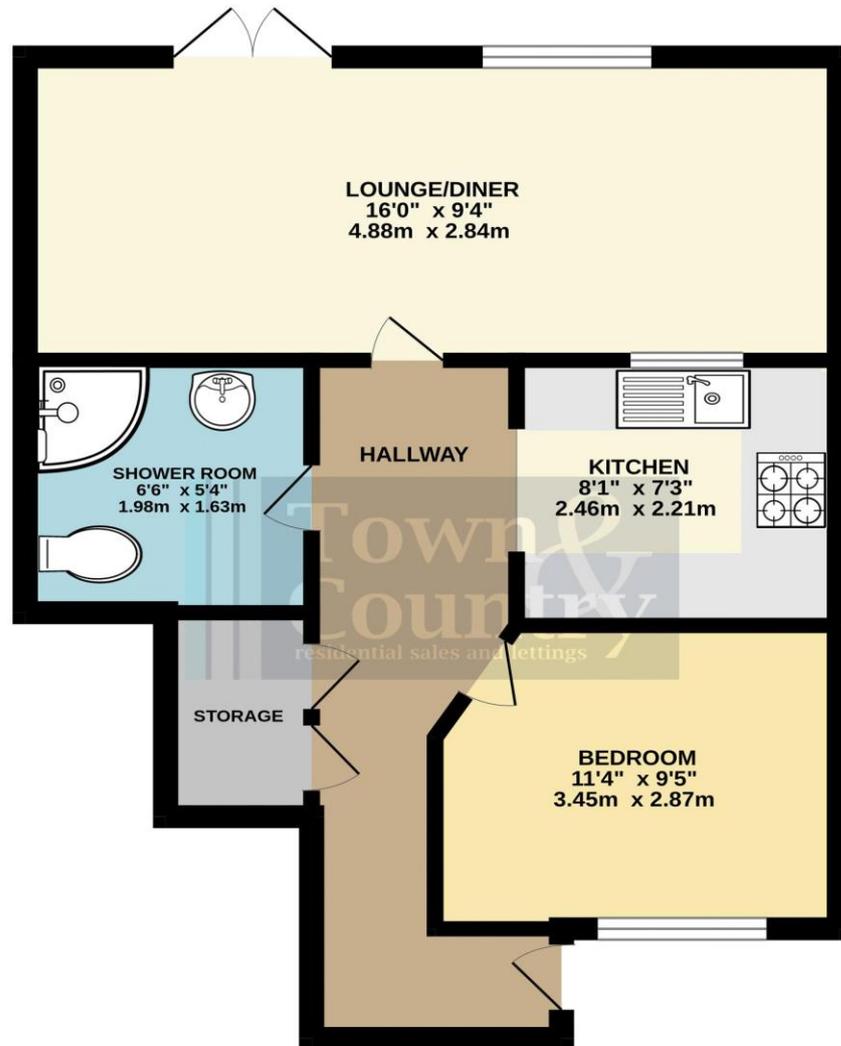
Vendor Advises:

Annual Service charge and ground rent £1,325 paid up until December 26

We recommend buyers confirm up to date charges and lease details with their legal representative.



GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 407 sq.ft. (37.8 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.  
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