

**High Street, Brightlingsea,  
CO7 0AG  
Monthly Rental Of £800.00**

**Town & Country**  
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

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[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



- REFURBISHED THROUGHOUT
- OPEN PLAN KITCHEN/LOUNGE
- FITTED KITCHEN
- UTILITY ROOM
- LARGE DOUBLE BEDROOM
- MODERN SHOWER ROOM
- CENTRALLY LOCATED
- PRIVATE ACCESS
- DEPOSIT REQUIRED
- AVAILABLE IMMEDIATELY

**\*\* RECENTLY REFURBISHED \*\***

This one bedroomed, first floor flat, is centrally located in the Town Centre, within walking distance to Marina and Beach Area's. The refurbished accommodation features an open plan kitchen/lounge, utility room, double bedroom and a shower-room. The flat has its own private access.

**\*\* AVAILABLE IMMEDIATELY \*\***

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor if required

No pets

Non-smokers only

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

**KITCHEN/LOUNGE**

12' 2" x 11' 11" (3.71m x 3.63m)

Entrance door, window to rear, vinyl flooring, centre light, electric radiator, range of wall and base units, stainless steel sink/drainers, electric cooker, space for fridge & freezer, large living space

**BEDROOM**

13' 8" x 12' 7" (4.16m x 3.83m)

Window to front, carpet, centre light, electric radiator

**UTILITY ROOM**

3' 5" x 5' 6" (1.04m x 1.68m)

Window to front, vinyl flooring, centre light, worktop, space for washing machine

**SHOWER ROOM**

5' 11" x 5' 6" (1.80m x 1.68m)

Vinyl flooring, centre light, shower enclosure with electric shower, low level WC, vanity unit