

**55 Victoria Place, Brightlingsea,
CO7 0AB**

Monthly Rental Of £950.00

Town & Country
residential sales and lettings



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

Phone: 01206 302288

email: lettings@townandcountryresidential.co.uk

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- RECENTLEY DECORATED
- TWO BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN/DINER
- SHOWER ROOM
- GAS CENTRAL HEATING
- PRIVATE ACCESS
- TOWN CENTRE LOCATION
- DEPOSIT REQUIRED
- AVAILABLE IMMEDIATELY

**** RECENTLEY DECORATED ****

This two bedroomed, first floor maisonette, is centrally located in the Town Centre, within walking distance to Marina and Beach Area's. The refurbished accommodation features a spacious lounge, fitted kitchen/breakfast room, two bedrooms 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:

ENTRANCE HALL

Wooden front door, carpet, inset spot lights, radiator, two storage cupboards, stairs to 2nd floor

KITCHEN/BREAKFAST ROOM

15' 2" x 8' 7" (4.62m x 2.61m)

Window to rear, vinyl flooring, inset spot lights, radiator, range of wall and base units, 1½ bowl stainless steel sink, electric hob with extractor over, electric oven, space for washing machine, dishwasher, fridge/freezer, boiler cupboard

LOUNGE

16' 4" x 9' 11" (4.97m x 3.02m)

Window to front, carpet, inset spot lights, radiator

SECOND FLOOR LANDING

Carpet, inset spot lights

BEDROOM ONE

16' 8" x 9' 7" (5.08m x 2.92m)

Window to front, carpet, inset spot lights, radiator

BEDROOM TWO

9' 7" x 8' 4" (2.92m x 2.54m)

Window to rear, carpet, inset spot lights, radiator



SHOWER ROOM

5' 5" x 5' 1" (1.65m x 1.55m)

Obscured window to side, vinyl flooring, inset spot lights, shower enclosure with electric shower, vanity unit, low level WC, heated towel rail