

**Granville Way
BRIGHTLINGSEA
CO7 0SY
£115,000 Leasehold**





- GROUND FLOOR FLAT
- SPACIOUS DOUBLE BEDROOM
- OPEN PLAN KITCHEN
- LOUNGE
- BATHROOM

- COMMUNAL GARDEN
- AMPLE STORAGE SPACE
- DESIGNATED CAR PARKING SPACE
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO TOWN CENTRE

**** FANTASTIC FOR A FIRST TIME BUYER OR RETIRED PERSON ****

Town & Country Residential are delighted to offer to the market this one bedroom ground floor flat in a quiet cul-de-sac location within walking distance to the town centre.

The property features a lounge with open plan kitchen, spacious double bedroom, bathroom and ample storage.

Outside you have a communal garden and a designated car parking space.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

3' 11" x 3' 3" (1.19m x 0.99m)

Partially glazed door, carpet flooring, centre light.

LOUNGE

11' 7" x 11' 6" (3.53m x 3.50m)

Window to front, carpet flooring, centre light, storage heater.

KITCHEN

5' 4" x 7' 10" (1.62m x 2.39m)

Vinyl flooring, centre light. Range of wall and base units incorporating stainless steel sink/drainers, space for washing machine, fridge/freezer and electric cooker, partially tiled walls.

BEDROOM

11' 7" x 7' 8" (3.53m x 2.34m)

Window to front, carpet flooring, centre light, storage space.

INNER HALLWAY

Carpet flooring, storage heater, storage cupboard.

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

Carpet flooring, centre light. Panelled bath, low level WC and pedestal wash hand basin, partially tiled walls.

EXTERIOR

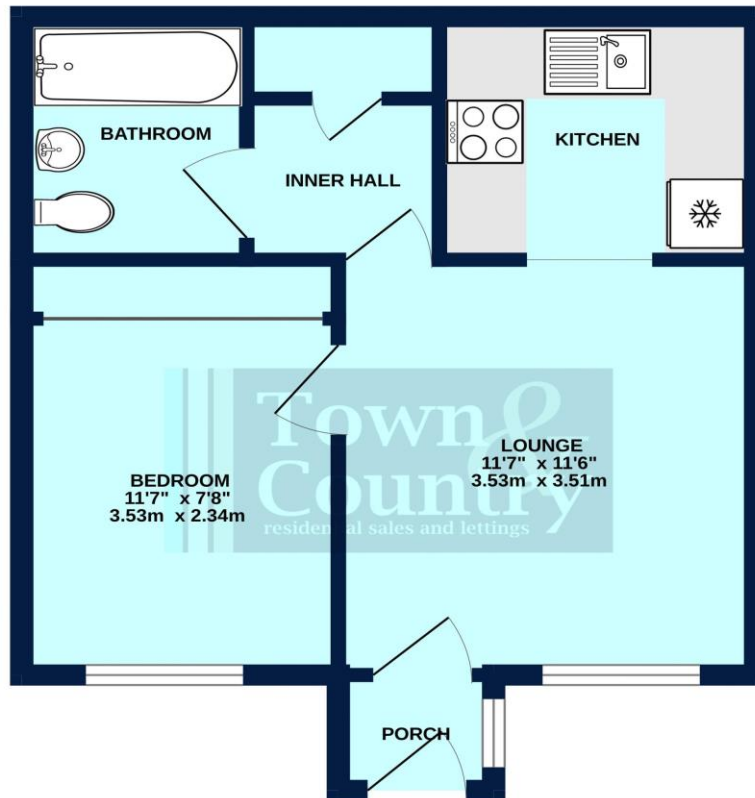
COMMUNAL GARDEN AREA

DESIGNATED CAR PARKING SPACE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



NELSON COURT

TOTAL FLOOR AREA : 353 sq.ft. (32.8 sq.m.) approx.

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