

**Springfields, Brightlingsea
CO7 0LU
£235,000 Leasehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- OVER 55'S RETIREMENT DEVELOPMENT
- END TERRACE BUNGALOW
- TWO BEDROOMS
- FITTED KITCHEN
- BATHROOM (WITH SHOWER)
- GARDEN ROOM
- CALL SYSTEM
- PRIVATE EASY TO MAINTAIN REAR GARDEN
- OFF ROAD PARKING/CARPORT
- VERY CLOSE TO THE TOWN CENTRE/SHOPS

**** TWO BEDROOM BUNGALOW WITH OFF ROAD PARKING MINUTES' WALK TO TOWN CENTRE ****

This well maintained delightful over 55's bungalow is located just minutes walk to the Town Centre. The accommodation includes fitted kitchen, lounge, garden room, two bedrooms, shower room and a low maintenance private garden with side access.

**** NO CHAIN - HIGHLY DESIRABLE ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed entrance door, access to loft space. Electric storage heater, built-in airing cupboard, built-in broom cupboard and emergency call system.

LIVING ROOM

15' 1" x 10' 6" (4.59m x 3.20m)

Electric storage heater, double sliding door to garden.

GARDEN ROOM

7' 8" x 6' 11" (2.34m x 2.11m)

Glass vaulted ceiling, electric heater, double glazed sliding door and window to garden.

KITCHEN

9' 8" x 8' 3" (2.94m x 2.51m)

Double glazed window to front elevation. Stainless steel sink unit with mixer tap and cupboards under. Range of floor standing cupboards drawers and units with adjacent work surfaces, wall mounted matching cupboards. Concealed filter hood over four ring ceramic hob, electric oven under. Integrated fridge, integrated freezer, space for washing machine and space for slimline dishwasher, electric wall heater.



BEDROOM ONE

11' 4" x 11' 0" (3.45m x 3.35m)

Double glazed window to rear elevation, electric storage heater.

BEDROOM TWO

7' 6" x 7' 2" (2.28m x 2.18m)

Double glazed window to front elevation, electric storage heater.

BATHROOM

7' 4" x 6' 1" (2.23m x 1.85m)

Extractor Fan, double glazed frosted window to side elevation, electric heater. Low level WC with concealed cistern, wash hand basin with mixer tap and vanity cupboard under, shower cubicle with Mira shower unit with tiled splash backs and screen doors. Drop light switch, tiled walls.

FRONT GARDEN

Communal lawned area with access to covered carport. Water tap.

REAR GARDEN

Paved garden with raised flower beds outside water tap, rear access. Timber summer house with power and lighting.

AGENT'S NOTES

The Vendor has advised us of the following:

Lease Remaining (yrs): 60

Lease Remaining Notes: 99 years from 28 September 1987

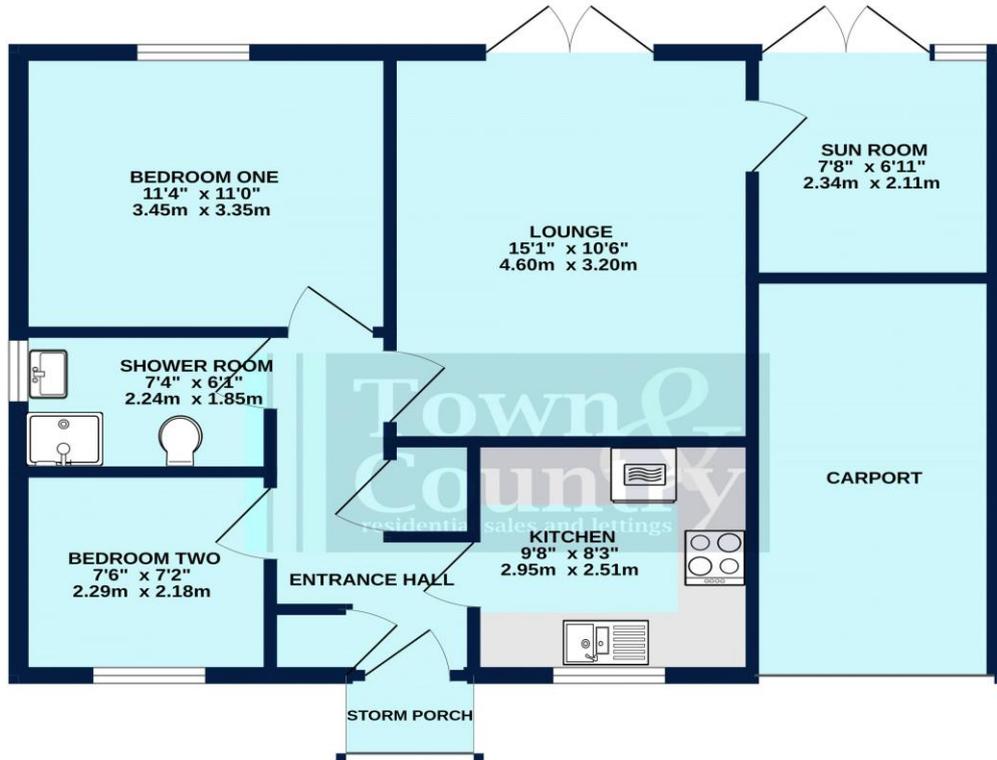
Annual Ground Rent: £50.00

Annual Service Charge: £1,242.42

The Vendor has also advised that the shed in the carport has power and lighting.



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



SPRINGFIELDS

TOTAL FLOOR AREA: 639 sq.ft. (59.4 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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