



GAME ESTATES

PROPERTY SALES & LETTINGS

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52 Woodrolfe Park
Tollesbury
Essex
CM9 8TB

£190,000



Two bedroom top floor apartment

Panoramic sea views towards the salt pool and marina

One of the best positioned apartments

Car port and visitor parking

Ideal investment or permanent home

Storage radiators and extra loft insulation

Lounge, Kitchen, Family Bathroom

No onward chain

This top floor apartment with panoramic sea views over the salt pool and marina is in arguably the most desirable position. Car port, visitor parking, lounge, fitted kitchen, family bathroom, two bedrooms, extra loft insulation, storage radiators, common hold, ideal investment or permanent home, no onward chain.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

Entrance:
Communal door.

Entrance Hall:
Part glazed entrance door, consumer unit, radiator, doors to.

Lounge/diner: 13' 1" x 19' 4" (3.98m x 5.89m)
Window to front aspect with panoramic views, open to dining area, storage radiator.

Kitchen: 8' 5" x 7' 4" (2.56m x 2.23m)
Roll top work surfaces with inset sink with mixer tap, fitted oven with inset hob, extractor over, serving hatch, tiled floor, spaces for washing machine & fridge/freezer, plumbing for dish washer, eye level cabinets.

Bedroom 1: 13' 3" x 10' 2" (4.04m x 3.10m)
Window to rear aspect, storage radiator.

Bedroom 2: 13' 1" x 7' 1" (3.98m x 2.16m)
Window to rear aspect, storage radiator.

Family Bathroom:
White suite comprising panel bath with shower over and shower screen, close coupled w.c, pedestal wash basin, tiled walls, immersion cupboard, extractor.

Council Tax Band: B:

Lease:
Lease remaining 136 years

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

AWAITING EPC & FLOORPLAN

