

23 The Colne, Waterside Marina, Brightlingsea, CO7 0GB



Leasehold

£260,000

Subject to contract

No onward chain

2 bedrooms
1 reception room
2 bathrooms



Situated on the stunning Waterside Marina at Brightlingsea with views across the Marina is this modern first floor apartment offered with no ongoing chain.

Some details

General information

A two bedroom first floor apartment situated on the Waterside Marina at Brightlingsea with accommodation briefly comprising entrance hall with storage cupboard, radiator and door leading to an open plan kitchen/living room with the kitchen comprising stainless steel single drainer sink unit inset to worksurface with cupboards and drawers under, matching range of eye level cupboards, integrated gas hob with extractor over, integrated eye level double oven with integrated microwave, washer/dryer, dishwasher and fridge freezer. The living area has two radiators and French doors leading to a balcony with stunning views of the Marina. The master bedroom has French doors and a Juliet balcony, radiator and a built in wardrobe. A door leads to the en-suite with a panel enclosed bath, separate shower, low level W.C, wash hand basin and a heated towel rail. Bedroom two has a Juliet balcony, radiator and a built in wardrobe. There is also a shower room with shower, low level W.C and a wash hand basin.

Entrance hall

Open plan kitchen/living area

13' 9" x 11' 7" x 26' 6" (4.19m x 8.08m)

Bedroom one

13' 6" x 11' 2" (4.11m x 3.4m)

Ensuite

Bedroom two

13' 3" x 9' 7" (4.04m x 2.92m)

Shower room

The outside

We understand from the vendor that there is underground secure parking.

Where?

The property occupies a pleasant position in the lower end of Brightlingsea within walking distance of the waterfront and town centre with its varied range of shopping facilities, pubs and restaurants. Within the town there are good primary and secondary schools and Colchester is within comfortable driving distance with an excellent range of shopping and recreational facilities, wine bars, restaurants and mainline railway station.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

Remaining lease length - 80 years

Ground rent - tbc

Service charge - £1,081 per annum

EPC rating - B

Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure. the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance .We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

Directions

Proceed to the east of Colchester along the B1027 Brightlingsea Road through the village of Alresford. At the Thorrington crossroads turn right into Brightlingsea Road towards the centre, along Church Road into Spring Chase and Lower Road, into Colne Road, turning right into New Street continuing onto Waterside. Enter the development on foot upon approaching the harbour the property will be found on the far right hand side.

Further information

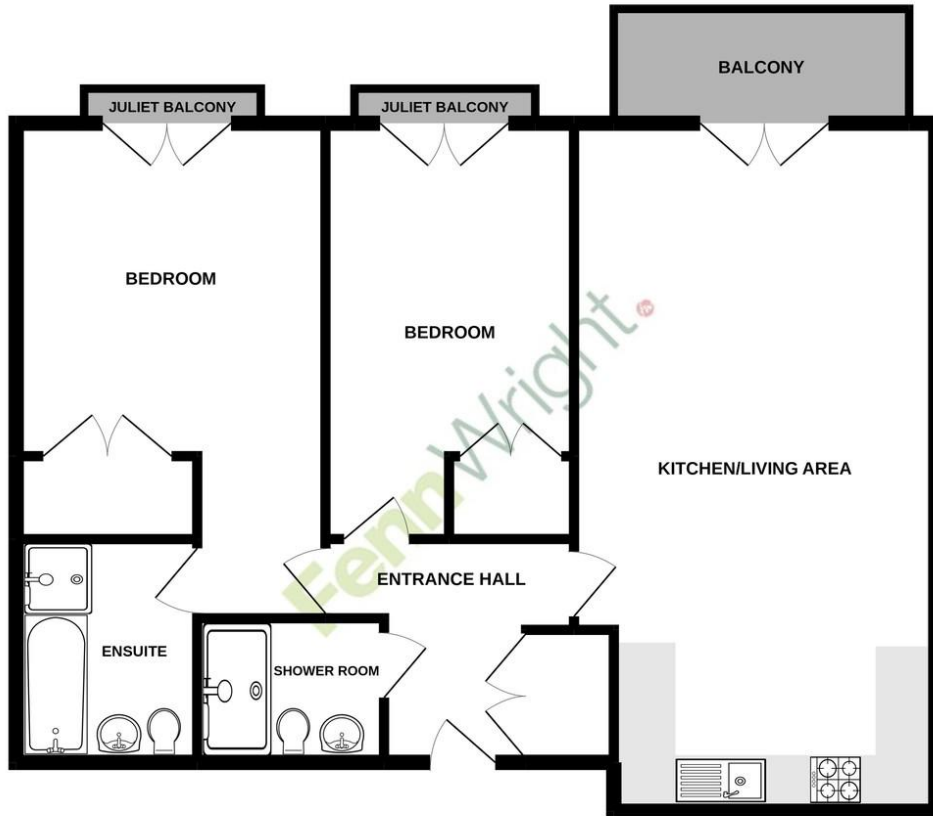
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.

FIRST FLOOR



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To find out more or book a viewing

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