

Flat 1, The Shipyard, Waterside, Brightlingsea, Colchester, CO7 0FX



**Leasehold**

Offers In Excess Of

**£230,000**

Subject to contract

**Courtyard views**

2 bedrooms  
1 reception room  
2 bathrooms



A modern two double bedroom first floor apartment, close to the seafront in Brightlingsea. The property benefits from a large balcony that overlooks a stunning courtyard, and offers secure underground parking.

# Some details

## General information

A modern two double bedroom first floor apartment situated close to the seafront in Brightlingsea, with a balcony and underground secure parking.

The accommodation in brief comprises of an entrance hall with a radiator and storage cupboard, having space and plumbing for a washing machine.

A large open plan kitchen/living room space, with the kitchen comprising of a stainless steel single drainer sink unit inset to the worksurface with cupboards and drawers under, matching range of eye level cupboards, oven and gas hob with extractor over, integrated fridge/freezer and dishwasher.

The living area has two radiators, double glazed windows and French doors leading onto a large balcony with views overlooking the courtyard.

Bedroom one has a double glazed floor to ceiling window to the side aspect and a radiator. The ensuite comprises of shower cubicle, WC, wash hand basin and a heated towel rail. Bedroom two is also of double size, with a double glazed floor to ceiling window, radiator and a cupboard housing the boiler.

The family bathroom has a panel enclosed bath with shower over, WC, wash hand basin and a heated towel rail.

## Entrance hall

### Open plan kitchen/living area

20' 6" x 19' 2" (irregular shaped room) (6.25m x 5.84m)

### Bedroom one

18' 5" x 15' 10" (irregular shaped room) (5.61m x 4.83m)

### Ensuite

### Bedroom two

13' 1" x 12' 9" (irregular shaped room) (3.99m x 3.89m)

### Bathroom

## Outside

The property benefits from underground secure parking.

From the living area there is a large balcony with views across the courtyard. \*Please note the apartment does **not** have a sea view

## Location

The bustling coastal town of Brightlingsea has an extensive range of amenities to include eateries, public houses, a post office, doctor's surgery, supermarket, pharmacy and primary school. Brightlingsea is famous for it's waterfront with beach, marina and lido as well as being synonymous yachts, sailing and other water sports. There are good road links to the nearby towns of Colchester and Clacton and A12 access to London, Chelmsford and Ipswich. The nearby villages of Alresford, Great Bentley and Wivenhoe run trains to Colchester mainline and beyond.

## Important information

Council Tax Band - D

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

Tenure - Leasehold

EPC rating - B

Our ref - KID

Lease details - We understand from the vendor the service charge and ground rent are approximately £1500PA. We are also advised the original lease was 199 year which began 3 years ago so 196 years remaining.

## Directions

Upon entering Brightlingsea continue onto Spring Chase, following into Lower Park Road. Continue onto Carlton Road, where the apartment can be located on the right hand side.

## Further information

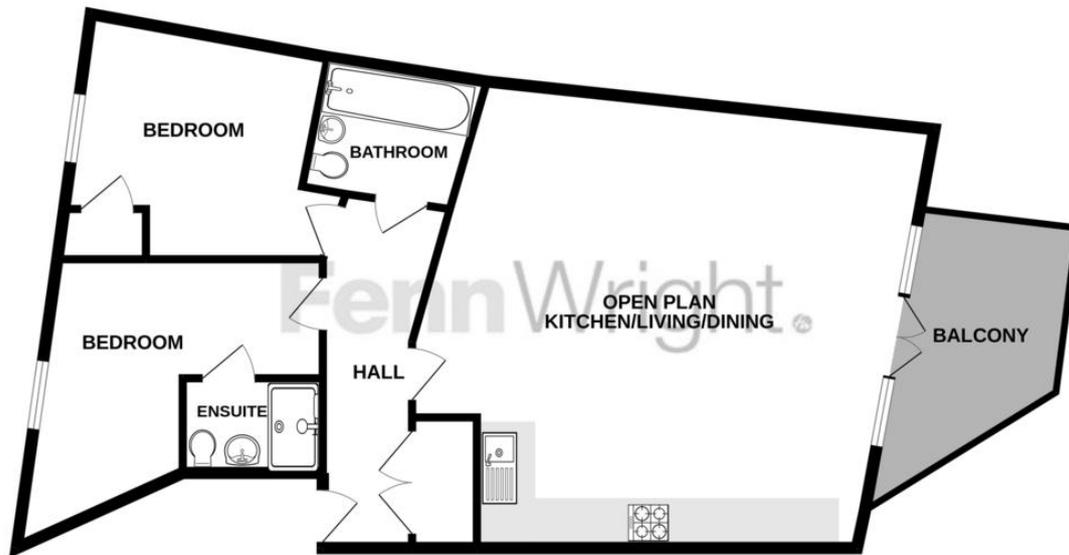
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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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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