

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX
Telephone: 01206 302639 'Fax: 01206 302874
E-mail: info@lucasestates.com Website: www.lucasestates.com



BRIGHTLINGSEA, ESSEX

A MODERN GROUND FLOOR 1 BEDROOM FLAT TO LET AT £695 PER CALENDAR MONTH (EXCLUSIVE)

- * ENTRANCE HALL WITH SECURITY PHONE
- * LOUNGE 21'10" X 13'6" MAX to 8'5"
- * BATHROOM/W.C. WITH SHOWER
- * ALLOCATED PARKING (NO. 29)
- * BIN STORE & COMMUNAL GARDEN
- * ELECTRIC HOB, OVEN & FRIDGE
- * KITCHEN 8'1" X 6'6" OPEN TO
- * BEDROOM 11'10" X 8'5"
- * ELECTRIC UNDERFLOOR HEATING
- * COUNCIL TAX BAND A
- * DOUBLE GLAZING

**RENTAL: THE PROPERTY WILL BE LET ON A SHORTHOLD TENANCY FOR 12 MONTHS
AT A RENTAL OF £695 PER CALENDAR MONTH (EXCLUSIVE) PAYABLE IN ADVANCE.**

£800 DEPOSIT REQUIRED NOTE: NO PETS & NO SMOKERS

VIEWING: STRICTLY BY APPOINTMENT THROUGH LUCAS ESTATE AGENTS. E&OE

ESTABLISHED 1935

Property Misdescription Act

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.

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