



GAME ESTATES

PROPERTY SALES & LETTINGS

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17a Westwood Drive
West Mersea
Essex
CO5 8PH

£240,000



Two double bedroom ground floor apartment

Close to the sea

Allocated parking space

Modern design

Bedroom with en-suite shower room

Casement doors to communal gardens

Ideal permanent home or investment property

Thermostat controlled storage radiators

This modern two double bedroom ground floor apartment is located close to the sea with allocated parking space, casement doors to communal rear garden, wide doorways for wheelchair users, ideal permanent home or investment potential, offered in good condition, One of five apartments, 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:

Slope and steps leading to communal entrance door, telecom system.

Entrance Hall: 8' 5" x 5' 1" (2.56m x 1.55m)

Storage radiator, large recessed cupboard housing water tank, doors to:

Bedroom 1: 10' 6" x 9' 4" (3.20m x 2.84m)

Windows to front and side aspects, fitted double wardrobe, spot lights, radiator.

En-suite: 7' 0" x 5' 9" (2.13m x 1.75m)

White suite comprising enclosed shower, pedestal wash basin with mixer tap, close coupled w.c, wall mounted heated towel rail, extractor, downlighters.

Bedroom 2: 9' 11" x 8' 6" (3.02m x 2.59m)

Window to side aspect, radiator, spot lights.

Family Bathroom: 6' 8" x 5' 9" (2.03m x 1.75m)

White suite comprising panel bath with mixer tap, close coupled w.c, pedestal wash basin with mixer tap, wall mounted heated towel rail, obscure window to rear aspect, part tiled to walls, downlighters.

Lounge: 13' 7" x 11' 9" (4.14m x 3.58m)

Double opening casement doors to rear garden, window to side aspect, storage radiator, opening to kitchen.

Kitchen: 10' 4" x 7' 8" (3.15m x 2.34m)

Roll top work surfaces with inset stainless steel sink with mixer tap, fitted oven, inset hob, extractor over, space for fridge, laminate floor, window to front aspect with distant sea views, storage radiator, downlighters.

Outside:

Allocated parking space, bin store and bike store shed, communal garden.

Lease details:

Length of lease 109 years

Ground Rent £250 per annum

Maintenance & service charge £1400 per annum

Council tax band: B

Epc Rating: C

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.

Energy performance certificate (EPC)

| | | |
|---|--|--|
| 17a, Westwood Drive West Mersea COLCHESTER CO5 8PH | Energy rating <h1 style="font-size: 2em; margin: 0;">C</h1> | Valid until: 3 November 2029 <hr/> Certificate number: 8791-6929-5719-6354-4906 |
|---|--|--|

Property type Ground-floor flat

Total floor area 68 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 c | 71 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

