



Beachfront Apartment

Uninterrupted Sea views and Beyond

Full Width Balcony

Direct Access to the Beach

Share of Freehold - 1/18th

Sought after Location

Large Lounge/ Diner with patio doors overlooking the Beach

Two Double Bedrooms

Garage & ample parking

No Onward Chain

Game Estates are delighted to offer this Two Double Bedroom first floor Apartment in one of the most desirable areas of West Mersea. With unrivalled, uninterrupted views of the sea and Beach landscape. Properties of this calibre are few and far between in the entire country, whether, it is waking up to the sunrise with your morning coffee, or relaxing with a glass of wine watching the setting sun, this apartment has it all. Recently refurbished, this property requires nothing and is ready to move in and is offered with **No Onward Chain**



Living Room/Dining 16' x 15' 10" (4.88m x 4.83m)

This large, light living space has everything you ever needed. The almost full width Glazed doors means sitting in the Living space allows you to absorb that sea and beach landscape, you could choose to watch TV, but why would you? Recently redecorated and its architectural style Radiator. You can just move and enjoy

Kitchen 9' 3" x 10' 5" (2.82m x 3.17m)

The Kitchen comprises modern shaker style base and wall units, stainless steel sink, with left hand drainer and chrome mixer tap. Large double-glazed window making the kitchen feel bright and airy. All white good are to remain.

Hallway 17' 3" x 10' 5" (5.26m x 3.17m)

The Hallway contains plenty of storage cupboards

Master Bedroom 10' 5" x 14' (3.17m x 4.27m)

This double bedroom shares the same stunning views as the main living space, open your curtains in the morning and let the seaside sunshine flood into your bedroom and of an evening you will see the reflection of the moonlight glistening off the sea. With its two built in wardrobes, storage space should not be an issue

Bedroom Two 8' 5" x 11' 1" (2.57m x 3.38m)

This double bedroom is located at the rear of the property

Bathroom 5' 7" x 11' 1" (1.70m x 3.38m)

The Bathroom has recently been refitted to a high standard giving a modern feel to the room. The suite has a 'P' shaped bath with shower over with a Rainfall head, hand basin set on a vanity unit.

W.C:

White suite comprising close coupled w.c, obscure window to rear aspect.

Agency notes

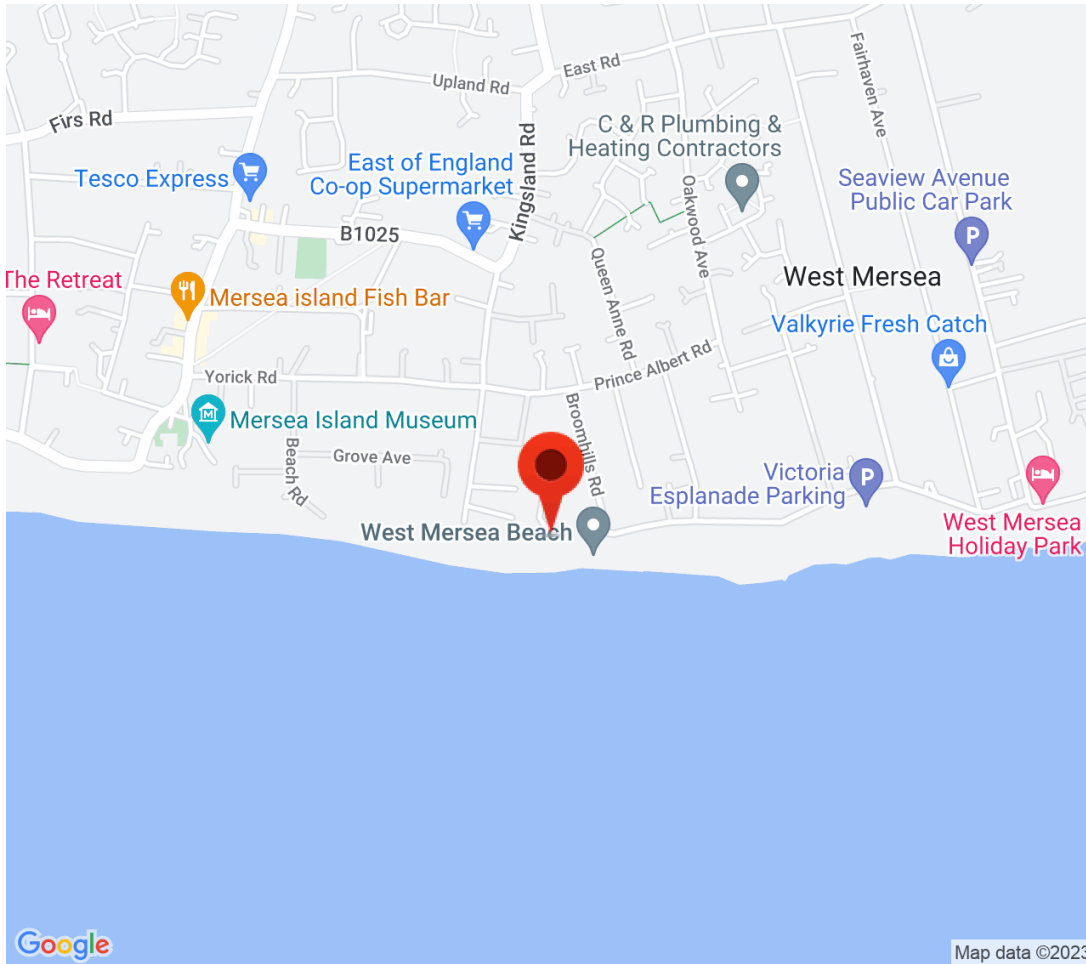
Gas Central Heating to Radiators - boiler installed within the last 6 years and serviced annually.

Lease - 948 years with ownership of 1 / 18th of the Freehold

Maintenance Charge: £218 per month

Council Tax Band - C

EPC Rating - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Address: Shears Crescent, CO5

Disclaimer

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.