

**Manor Parade, Park Drive,
Brightlingsea, CO7 0UD
£125,000 Leasehold**



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



- ONE BEDROOM FLAT
- NO ONWARD CHAIN
- MODERN KITCHEN
- OPEN PLAN LIVING
- LONG LEASE
- SOUGHT AFTER LOCATION
- AMPLE PARKING
- WALKING DISTANCE TO AMENITIES
- ELECTRIC HEATING
- DOUBLE GLAZING

IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY

Welcome to Manor Parade, a ground floor one bedroom flat positioned in a desirable location, on the Manor Estate, within walking distance to the Brightlingsea Beach front plus in easy reach to a regular bus service- Boasting from modern living accommodation including fitted kitchen, open plan living, bedroom with build in wardrobe and shower room

Also offered for sale with NO ONWARD CHAIN

This leasehold property really is one not to be missed *** AGENT HOLDS KEYS TO VIEW ***

9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



The accommodation with approximate room sizes are as follows:

LIVING ROOM

15' 7" x 11' 9" (4.75m x 3.58m)

UPVC front door opening onto open plan living room, double glazed window to front and side, laminate flooring, centre light, storage heater, generous sized room allowing ample living space with partial views of the sea, door leading to: bedroom

KITCHEN

8' 2" x 7' 11" (2.49m x 2.41m)

Laminate flooring, inset spot lights, modern fitted kitchen including range of wall and base units, laminate worktops, integrated stainless steel sink with right hand drainer, electric oven and hob, space for washing machine and fridge

LOFT

Part boarded, insulated

BEDROOM 1

10' 9" x 10' 4" (3.27m x 3.15m)

Carpet flooring, centre light. double room with built in wardrobe, door leading to: en-suite

EN-SUITE

7' 10" x 5' 8" (2.39m x 1.73m)

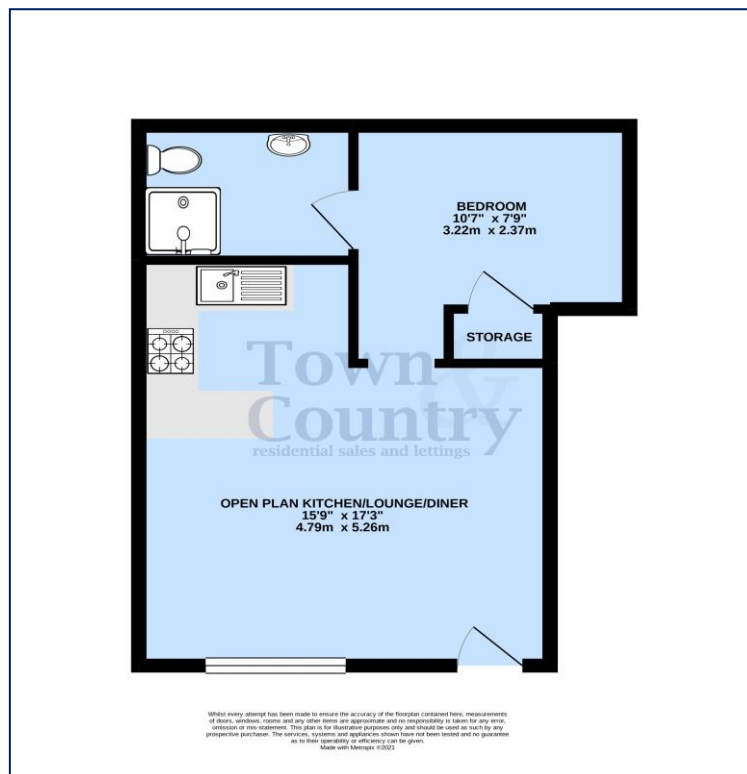
Laminate flooring, centre light, white suite, low level W.C, separate shower enclosure with tile walls, wash hand pedestal basin with wall mounted unit, ceiling mounted extractor fan, door leading to: bedroom

OUTSIDE

Front

Communal grounds offering 2 x parking spaces plus additional visitor parking, well kept grounds including paved and grassed area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk