

**Trafalgar Court, Red Barn Road,
Brightlingsea, CO7 0SL
£130,000 Leasehold**



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB
Phone: 01206 302288
email: property@townandcountryresidential.co.uk
www.townandcountryresidential.co.uk



- 1 BEDROOM 2ND FLOOR FLAT
- ALLOCATED PARKING
- MODERN LIVING
- UNDER FLOOR HEATING
- DOUBLE GLAZED WINDOWS
- IDEAL FIRST TIME BUY
- CURRENTLY ACHIEVES £595 PCM
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN
- VIEWINGS NOW HAPPENING

JUST LAUNCHED *CALLING ALL FIRST TIME BUY/ INVESTOR*****

A well designed modern one bedroom second floor flat offered for sale with either a tenant in situ currently achieving £595.00 PCM or can be offered for sale chain free- Accommodation includes lounge, fitted kitchen, bathroom with the added luxury of under floor heating and double glazing throughout, allocated parking, situated close to public transport and local amenities

*****Scheduled viewings now happening, arrange your appointment today*****

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Window to side, doors leading to bedroom, bathroom, lounge, wooden flooring, centre light and fuse box.

LOUNGE

21' 5" x 12' 0" (6.52m x 3.65m)

French doors to Juliette balcony, window to rear and side with wooden blinds, wooden flooring with under floor heating, television point, two ceiling lights, archway to kitchen.

KITCHEN

12' 2" x 5' 5" (3.71m x 1.65m)

Window to side, fitted kitchen with rolled edge work surface, cupboards and drawers under and matching above, part tiled with tiled flooring, stainless steel sink and drainer, stainless steel hob with built in oven, space for washing machine, fridge freezer

BEDROOM 1

17' 2" x 9' 5" (5.23m x 2.87m)

French door to rear with Juliette balcony and wooden blind. Carpeted, coved ceiling with center light. Door to entrance hall.

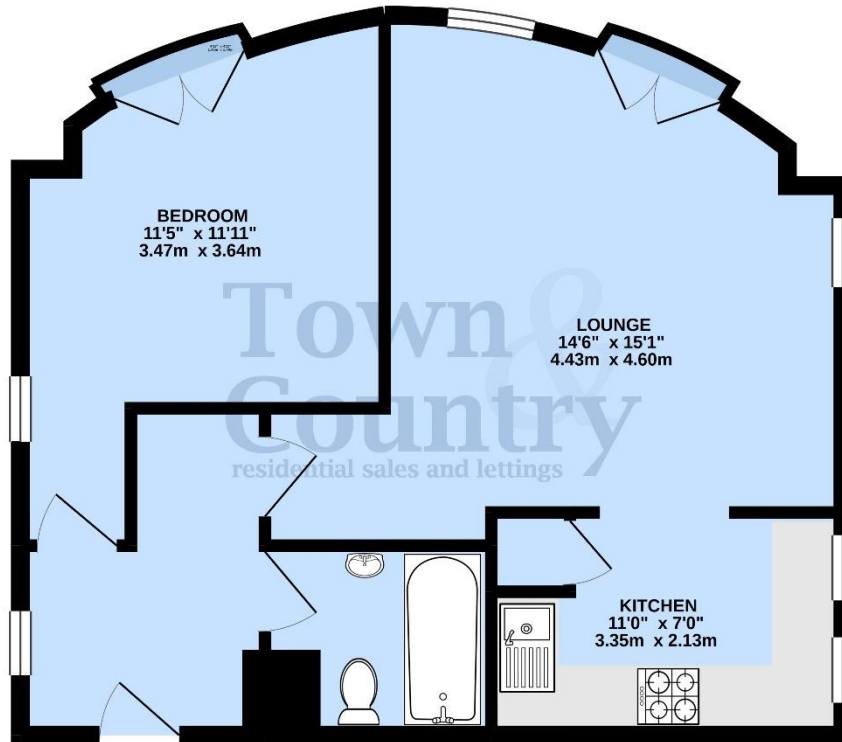
BATHROOM

5' 9" x 5' 5" (1.75m x 1.65m)

Panelled bath with overhead power shower and shower screen, dual flush low level W.C, pedestal wash basin, extractor fan. part tiled with tiled floor.

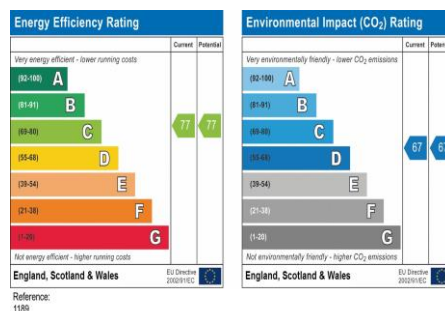
OUTSIDE

Allocated parking space for one car. Access to communal gardens



TOTAL FLOOR AREA: 506sq. ft. (47.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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