

**Beech Way, Flag Hill, Great Bentley,
CO7 8RF**

£89,995 Leasehold



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

Phone: 01206 302288

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www.townandcountryresidential.co.uk



- Two Bedroom Lodge
- 11 Months Residency
- Off Road Parking
- Lake Views
- Modern Living
- Decking Area
- Gas Central Heating
- 11 Months Residency
- Double glazed
- No onward chain

STUNNING LODGE SITUATED ON THE POPULAR 11 MONTHS HOLIDAY PARK IN GREAT BENTLEY

This is a two bedroom lodge benefiting from a modern fitted open plan kitchen with island unit and living room, en-suite to bedroom one plus a further bathroom and bedroom

This fully finished lodge is simply beautifully- Including ample off road parking with brand new composite decking surrounding a well maintained garden.

****CALL NOW TO VIEW THIS FULLY FURNISHED LODGE ****

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The accommodation with approximate room sizes are as follows:

HALL

Composite front door opening onto: Hall with carpet/vinyl flooring, inset spot lights, radiator, storage cupboard and coat hooks/rack for shoes

SHOWER ROOM

7' 1" x 4' 1" (2.16m x 1.24m)

Centre light, vinyl flooring, radiator, low level W.C, separate shower enclosure with wall mounted shaver, door leading to: hall

RECEPTION ROOM 1/LOUNGE

13' 3" x 9' 6" (4.04m x 2.89m)

Window to front and side, patio door opening onto decking, carpet flooring, inset spot lights, ceiling mounted blue tooth system, electric fire place, all furniture included, double sofa is also a bed, room opening onto: kitchen/diner

KITCHEN/DINER

13' 0" x 8' 0" (3.96m x 2.44m)

Window to side, inset spot lights and ceiling light, roll top laminate worktop with a range of base units and draws, wall mounted units, gas hob with electric oven, inset sink with left hand drainer, integrated fridge freezer, dish washer, washing machine, island to the middle and dining area

BEDROOM 1

11' 4" x 8' 4" (3.45m x 2.54m)

Window to side and rear, carpet flooring, inset spot lights, double bed, built in wardrobe and storage, vanity desk area with wall mounted mirror, doors leading to: en-suite and hall

EN-SUITE

3' 8" x 6' 11" (1.12m x 2.11m)

Window to side, vinyl flooring, centre light, towel rail, vanity wash hand basin unit, separate shower enclosure, low level W.C, door leading to: bedroom 1

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BEDROOM 2

10' 1" x 7' 8" (3.07m x 2.34m)

Window to side, inset spot lights, carpet flooring, radiator, 2 x single beds currently used as bunk beds but can be reverted back, vanity unit and built in storage

OUTSIDE

Composite decking area via the entrance also creating patio area on the decking, ample space for entertaining

Allocated parking space with remainder laid to lawn

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.

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