

**Springfields  
BRIGHTLINGSEA  
CO7 0LU  
£90,000 Leasehold**

**Town & Country**  
residential sales and lettings





- **GROUND FLOOR FLAT**
- **OVER 55'S LIVING**
- **SPACIOUS LOUNGE**
- **FITTED KITCHEN**
- **LARGE BEDROOM with BUILT IN WARDROBES**
- **MODERN SHOWER-ROOM**
- **COMMUNAL AREAS**
- **GREAT COMMUNITY FEEL AT SPRINGFIELDS**
- **CLOSE TO TOWN CENTRE**
- **NO ONWARD CHAIN**

**\*\* OVER 55'S LIVING AT ITS BEST \*\***

### WELCOME TO SPRINGFIELDS

Perhaps you have a property abroad and are looking for a secure home to LOCK UP AND LEAVE to return to, or you want to be PART OF A COMMUNITY OF LIKE MINDED OWNERS, SPRINGFIELDS fits all lifestyles.

This ground floor flat is in an ideal location just a few minutes amble to the town centre shops and a short stroll to the beach.

A spacious home which enjoys a lounge, bedroom which has a walk in wardrobe, fitted kitchen and modern shower-room plus a handy storage cupboard in the hallway complete this home.

There is a real sense of community amongst the owners who regularly organise celebrations and events that can be enjoyed.

There are communal areas and parking for residents and visitors alike. Want to know more or take a viewing?

Call the Town and Country Team to find out more about this superb flat, lease and management details. The property is vacant, we have KEYS TO VIEW and the property is CHAIN FREE.



The accommodation with approximate room sizes are as follows:

### **ENTRANCE**

Ramp up to secure entrance door which has remote entry facility into communal entrance hall.

### **HALLWAY**

Carpet, centre light, two storage cupboards, electric heater.

### **LOUNGE**

17' 0" x 9' 7" (5.18m x 2.92m)

Window to front, carpet, centre light. electric heater.

### **KITCHEN**

6' 11" x 6' 6" (2.11m x 1.98m)

Vinyl flooring, centre light. Range of wall and base units, stainless steel sink drainer, space for cooker, washing machine and fridge.

### **BEDROOM**

13' 9" x 8' 11" (4.19m x 2.72m)

Window to front, carpet, centre light, walk in wardrobe with mirrored doors.

### **SHOWER ROOM**

6' 6" x 5' 6" (1.98m x 1.68m)

Vinyl flooring, centre light. Double shower cubicle with fold down seat, WC and pedestal wash hand basin, heated towel rail, partially tiled wall.



**EXTERIOR**

Communal gardens, parking, drying area and bin store.

**AGENT'S NOTE**

We are advised by the vendor of the following charges:

GROUND RENT - £50 pa payable on 28th September.

SERVICE CHARGE - The service charge is £1931.44 for financial year May 23-April 24. This covers cleaner for communal areas, gardener, window cleaner, communal heating and lighting, buildings insurance, general repairs, careline.

LEASE - TBC

SERVICES - All main services are connected, except gas. There is electric storage heating in the apartment and double glazing. Appliances/services have not been tested.

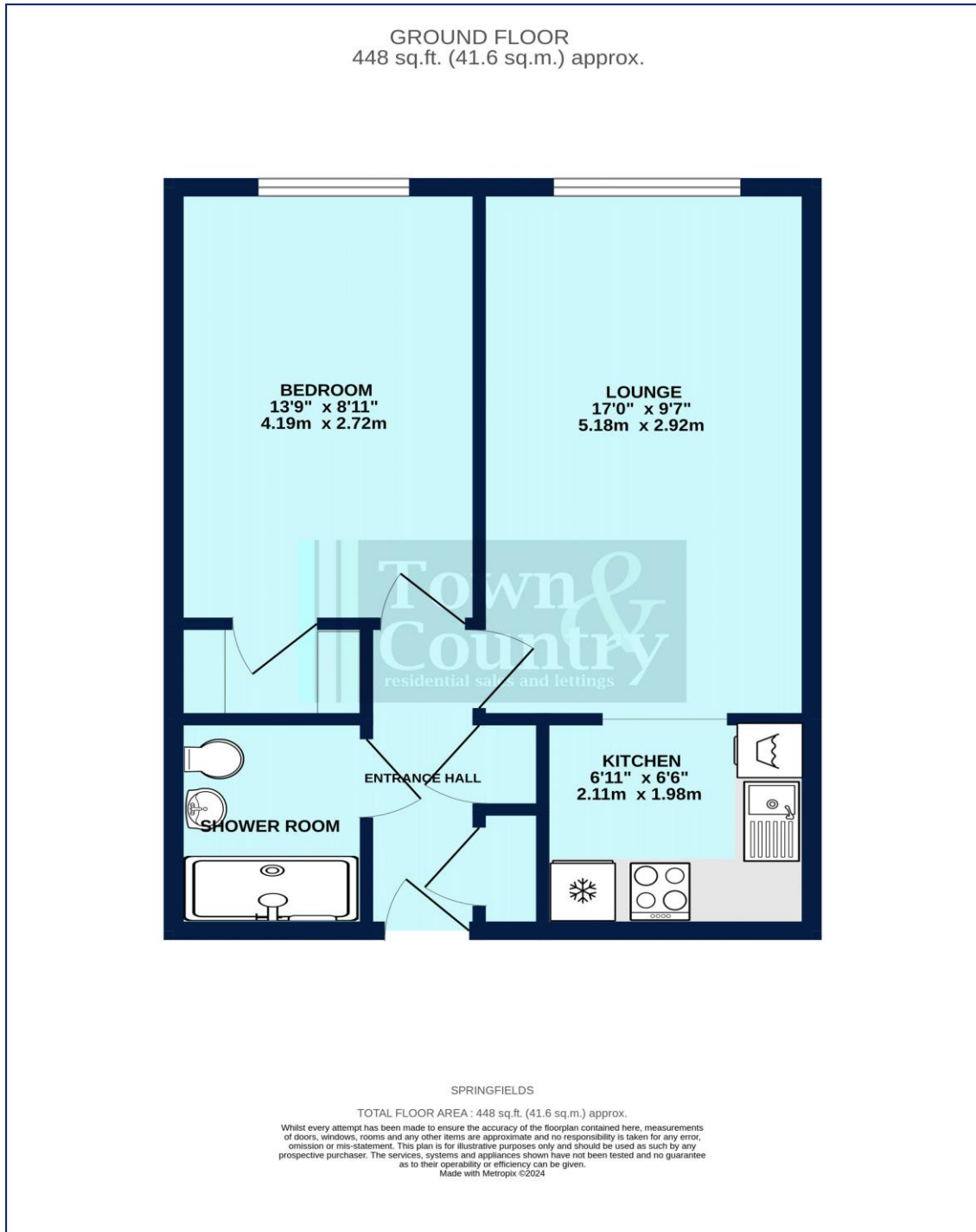
Residents Management Association

Council Tax Band A.

Parking: To the front of the building (not allocated).

Please ensure that Independent enquiries from a legal representative are sought to confirm the validity and extent of the lease.





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