

**Waterside Marina, Brightlingsea
CO7 0GB
£265,000 Leasehold**

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**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **GROUND FLOOR APARTMENT**
- **NO ONWARD CHAIN**
- **TWO DOUBLE BEDROOMS WITH DOORS TO TERRACE**
- **PRINCIPAL BEDROOM FEATURES A FULL EN-SUITE**
- **OPEN PLAN KITCHEN**
- **SPACIOUS LOUNGE**
- **PRIVATE TERRACE**
- **TWO SECURE CAR PARKING SPACES**
- **NO ONWARD CHAIN**

**** GROUND FLOOR TWO BEDROOM APARTMENT with NO CHAIN ****

Located on the sought after Waterside Marina development, this rarely available ground floor apartment has been impeccably maintained by the current owner.

The property features a contemporary open plan fitted kitchen which flows into a spacious lounge with French doors opening on to your own terrace, two double bedrooms with fitted wardrobes both with French doors leading to terrace, the principal bedroom houses a full En-suite bathroom including a bath and a shower, there is a further separate shower room for ease of living.

Outside, the terrace with its glass balustrade, allows you to take in the peace of the day whilst watching the activities on the river. There are two secure parking spaces in the underground car-park with a lift available to the ground floor.

**** SOLD with NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Engineered wood flooring, inset spot lights, radiator, storage/boiler cupboard.

OPEN PLAN KITCHEN/LOUNGE/DINER

24' 2" x 13' 11" (7.36m x 4.24m)

French doors to terrace with windows at side, Engineered wood flooring, inset spot lights, three radiators. Contemporary high gloss fitted kitchen with integrated dishwasher, washing machine, fridge/freezer, eye level double oven, microwave, 5-ring gas hob with extractor over, 1½ bowl stainless steel sink drainer.

BEDROOM ONE

12' 5" x 11' 4" (3.78m x 3.45m)

French doors to terrace, carpet floor, inset spot lights, radiator, double built-in wardrobe.

EN-SUITE

9' 3" x 6' 5" (2.82m x 1.95m)

Tiled flooring, inset spot lights. Panelled bath, separate shower enclosure, wall mounted WC, wall mounted hand basin, heated towel rail, fully tiled walls.

BEDROOM TWO

12' 8" x 9' 0" (3.86m x 2.74m)

Door on to terrace, carpet flooring, inset spot lights, radiator, double built-in wardrobe.

SHOWER ROOM

7' 9" x 5' 0" (2.36m x 1.52m)

Tiled flooring, inset spot lights. Double sized shower enclosure, wall mounted WC, wall mounted hand basin, fully tiled walls, heated towel rail.

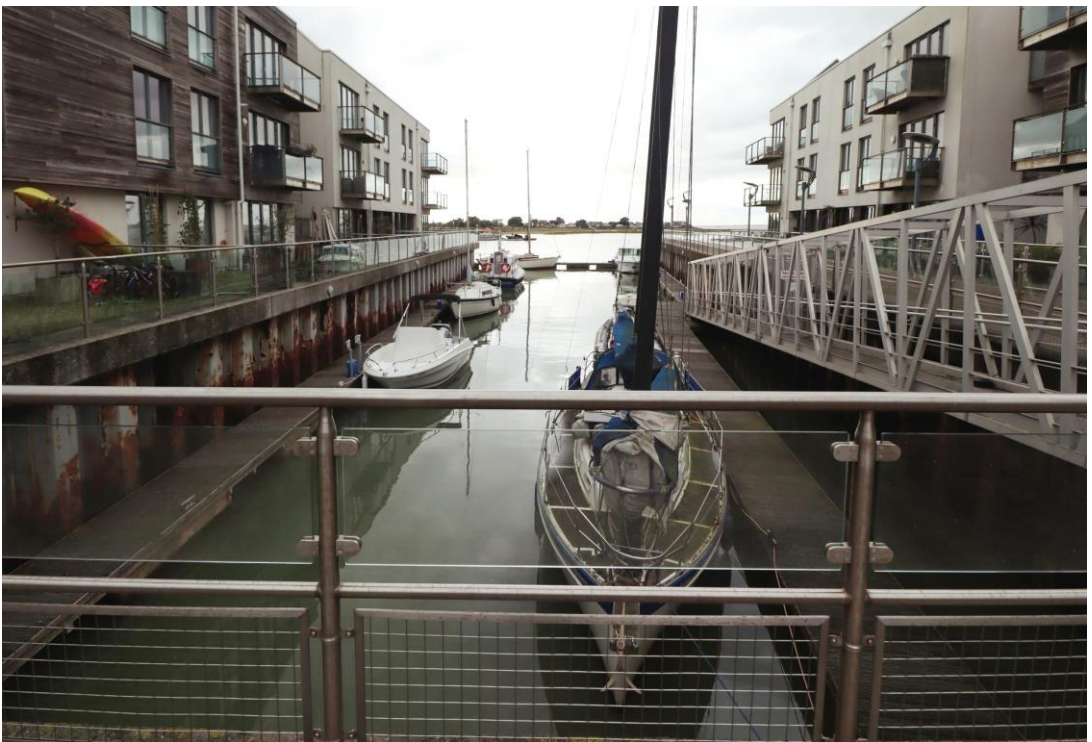


EXTERIOR

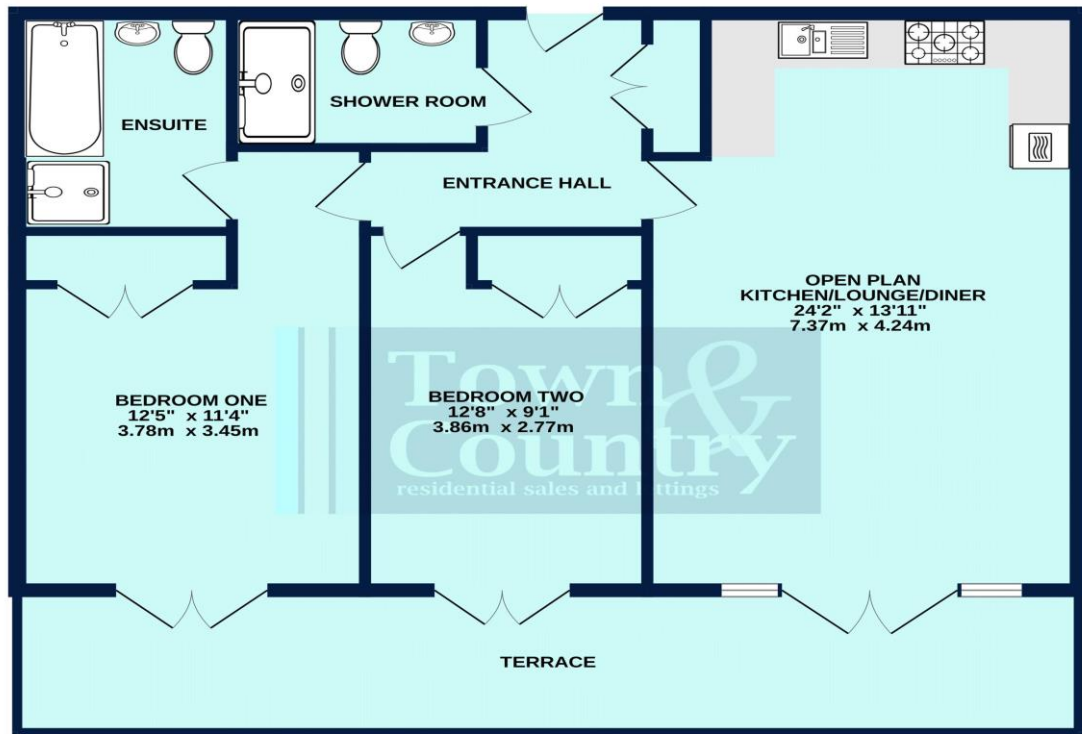
Private terrace opening on to the Marina development enclosed via a glass balustrade.

Two car parking spaces in the private underground car park.





GROUND FLOOR



THE COLNE, WATERSIDE MARINA

TOTAL FLOOR AREA: 858 sq.ft. (79.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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