

**Lower Park Road, Brightlingsea
CO7 0JS
£125,000 Leasehold**





- **READY TO MOVE INTO ONE BEDROOM**
- **GROUND FLOOR FLAT**
- **OWN ENTRANCE DOOR**
- **KITCHEN/BREAKFAST ROOM**
- **LOUNGE**
- **FULLY TILED BATHROOM**

- **DOUBLE BEDROOM**
- **EASY WALK TO BEACH, SHOPS AND EATERIES**
- **TWO OFF ROAD PARKING SPACES**
- ****RIGHT TO MANAGE****
- **COMMUNAL GARDEN**

*****GROUND FLOOR ONE BEDROOM IMMACULATE FLAT - NO CHAIN*****

Everything about this flat ticks the boxes - Simply move straight in and enjoy! Excellent condition with a private entrance. Large kitchen/breakfast room with a crisp white kitchen with a super large double storage cupboard and a great selection of units and space for a table and chairs, which overlooks the garden area. A good size double bedroom with large picture window and storage, plus a cosy lounge and a smart fully tiled bathroom.

This would make a brilliant first time buy - It is really well located just a few minutes to the Town Centre shops, pubs and eateries, and the waterfront is an easy stroll.

****A real bonus is the RIGHT TO MANAGE company already set up and running which looks after the maintenance keeping outgoing costs to a minimum ** Please ask for details**

Complete with gas central heating and double glazing, AND COMMUNAL GARDEN, PLUS THE ALL IMPORTANT PARKING (FOR 2 CARS) CENTRALLY POSITIONED, BEAUTIFULLY PRESENTED AND READY TO MOVE INTO - NO CHAIN



The accommodation with approximate room sizes are as follows:

PORCH

Entrance door, tiled flooring.

KITCHEN/BREAKFAST ROOM

16' 4" x 9' 11" (4.97m x 3.02m)

Glazed door to porch. Range of base, drawer and eye level units. Worktop inset sink and drainer unit and electric hob with oven under. Space for washing machine, space for undercounter fridge (or tumble dryer). Double storage cupboard. Window to rear aspect, tiled flooring, radiator.

HALLWAY

Carpet flooring, radiator.

LOUNGE

12' 8" x 11' 3" (3.86m x 3.43m)

Window to front aspect, radiator.

BEDROOM

10' 10" x 8' 1" (3.30m x 2.46m)

Window to side aspect, carpet flooring, radiator.

BATHROOM

Window to side aspect. Low level WC, panelled bath with wall mounted shower and vanity sink unit with storage under. Fully tiled walls and floor.



EXTERIOR

Two parking spaces. Paved communal garden with borders.

AGENT'S NOTES

Lease details:

Lease Granted: 18th April 2002

Lease End Date: 19th April 2101

Lease Term: 99 years from 19th April 2002

Lease Remaining: 74 years

Service Charge £1,200 per annum paid by annually (paid up to August 2026)

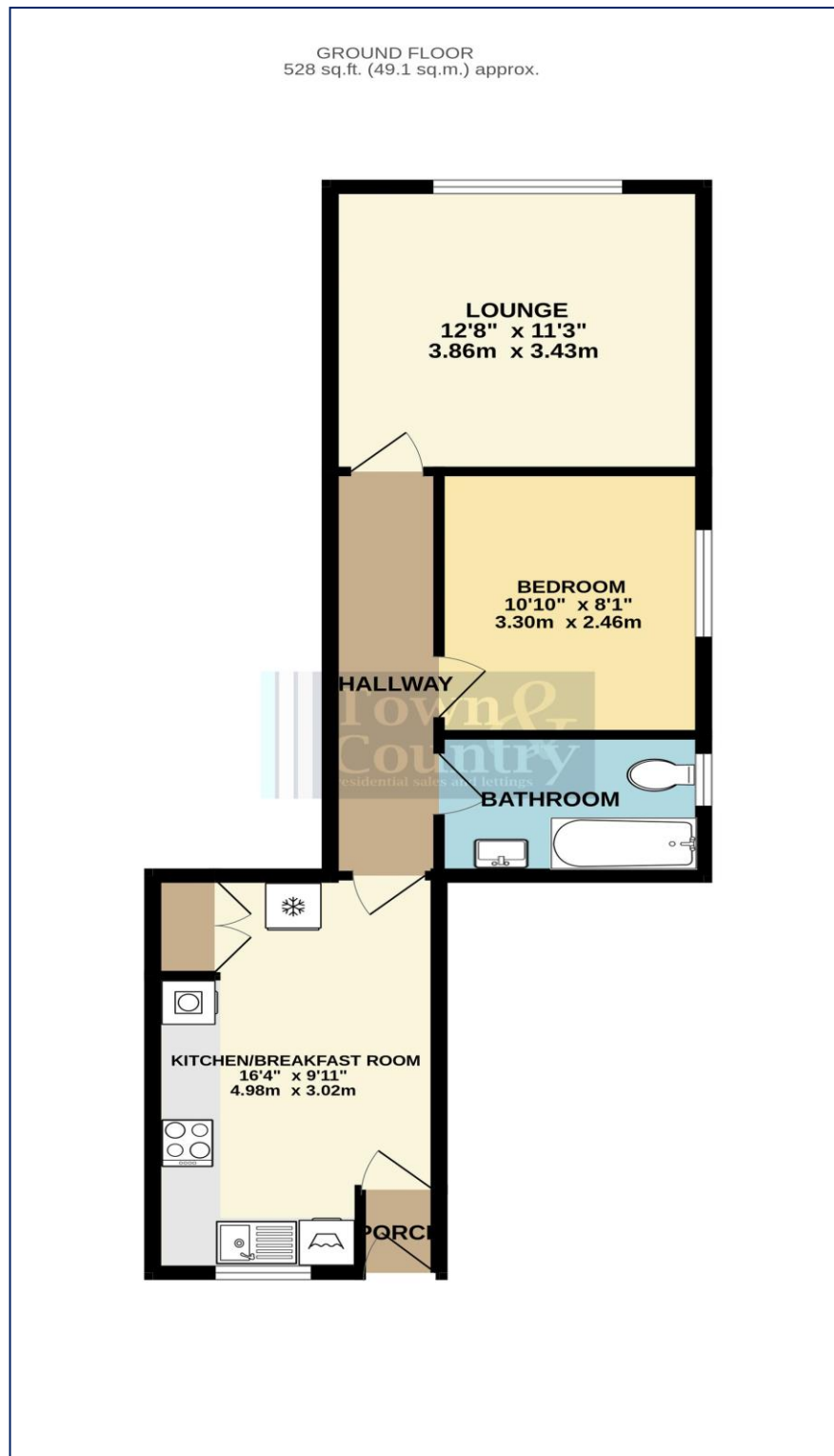
Ground Rent: £248 per annum

Park Hotel Right to Manage: 4 directors Reserve funds held on account

No scheduled works planned



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.