

Duke Street, Brightlingsea  
CO7 0EA  
£140,000 Leasehold

**Town & Country**  
residential sales and lettings





- ONE BEDROOM FIRST FLOOR FLAT
- PRIVATE ENTRANCE
- MODERN KITCHEN
- LIVING ROOM
- STUNNING BATHROOM
- COMMUNAL GARDENS
- DOUBLE GLAZED
- RIGHT TO MANAGE
- PARKING AND GARAGE
- TOWN CENTRE LOCATION

\*\*\* CALLING FIRST TIME BUYERS \*\*\*

Rarely available WITH GARAGE.

A DOUBLE BEDROOM first floor flat that's in such a great Town Centre location - it must be viewed!

Just a few minutes stroll to the beach and with everything else on your doorstep to enjoy. This "ready to move into" home has its own entrance door with stairs leading up to the spacious accommodation which includes a cosy lounge, modern kitchen, stunning bathroom and double bedroom and in addition, double glazing and electric storage heaters.

Another real benefit of this property is the "right to manage" - along with the other flat owners, the outgoing costs are kept to a minimum - Call for further details.

With the unusual addition of a GARAGE and parking to the rear plus a communal very well kept garden and a long lease, this is a perfect property for FIRST TIME BUYERS TO STEP ON THE PROPERTY LADDER.



**The accommodation with approximate room sizes are as follows:**

#### **HALLWAY**

UPVC entrance door, carpet flooring, centre light. Stairs to first floor. Doors to bathroom, bedroom and lounge.

#### **LOUNGE**

12' 10" x 12' 0" (3.91m x 3.65m)

Double glazed window to front aspect, carpet flooring, centre light. Door to airing cupboard and storage cupboard, radiator.

#### **KITCHEN**

10' 0" x 6' 2" (3.05m x 1.88m)

Double glazed window to front aspect. Modern range of cream gloss wall and base units, single stainless steel sink and drainer. Space for washing machine and fridge/freezer. Space for oven.

#### **BEDROOM 1**

14' 6" x 8' 7" (4.42m x 2.61m)

Double glazed window to rear aspect, carpet flooring, centre light. Storage radiator, space for wardrobes.

#### **BATHROOM**

6' 11" x 5' 0" (2.11m x 1.52m)

Obscured double glazed window to rear aspect, centre light, radiator. Panelled bath, vanity wash hand basin with close coupled low level WC and wash hand basin. Heated towel rail, decorative waterproof marble effect wall covering.



**EXTERIOR**

REAR

Communal grassed gardens.

**GARAGE**

Single garage with up and over door. Located in block at rear.

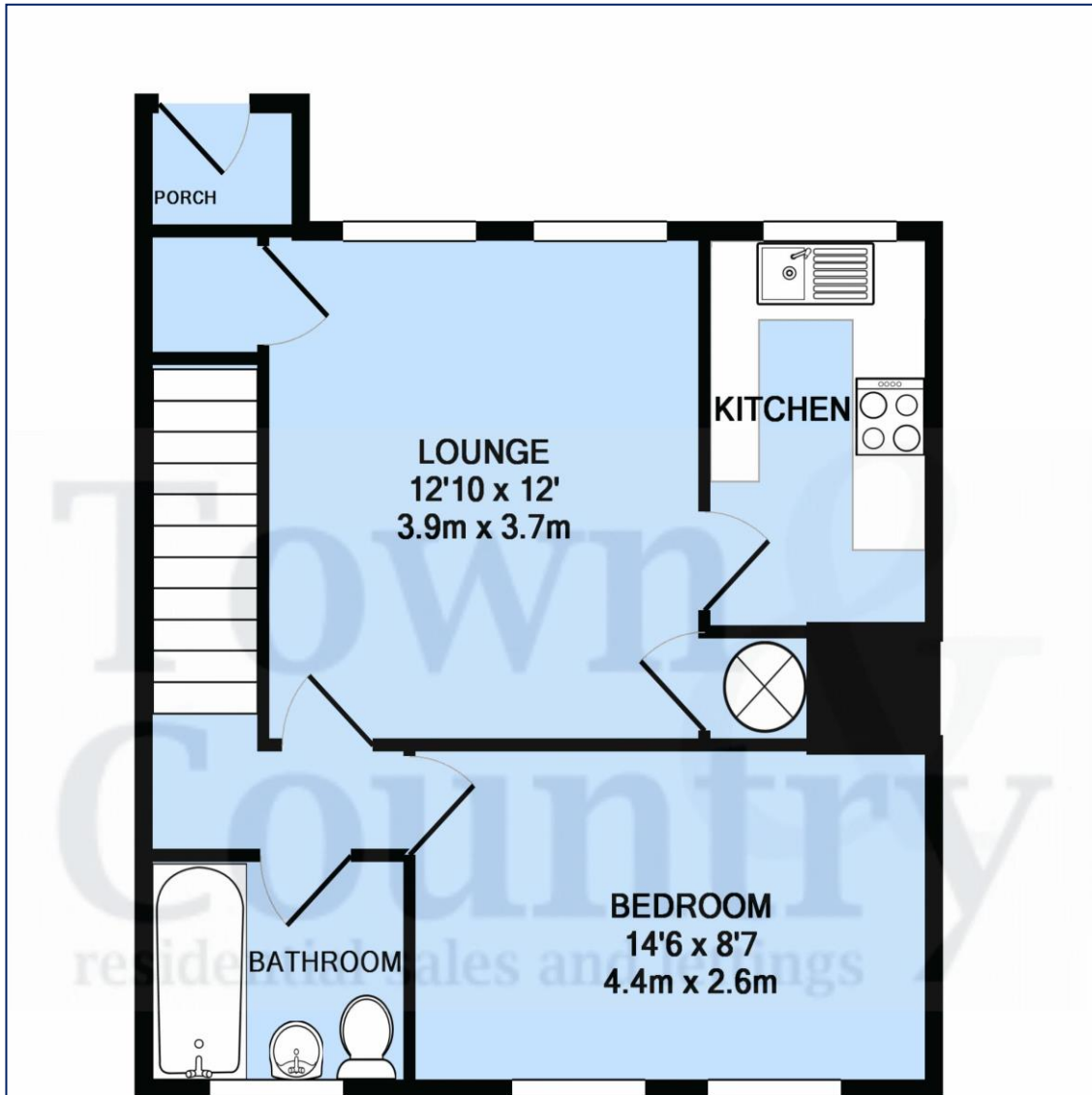
**AGENTS NOTE**

Long lease: 859 years remaining

Service charge and ground rent TBC



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		



TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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