

**High Street, Brightlingsea,  
CO7 0AG  
Monthly Rental Of £1,500.00**

**Town &  
Country**  
residential sales and lettings



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

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- **FOUR BEDROOMS**
- **FULLY REDECORATED**
- **NEW KITCHEN with UTILITY**
- **NEW CARPETS**
- **SPACIOUS LOUNGE**
- **FAMILY BATHROOM**
- **SEPARATE SHOWER ROOM**
- **ROOF TERRACE**
- **DEPOSIT REQUIRED**
- **AVAILABLE END OF AUGUST**

**\*\* REFURBISHED FOUR BEDROOM FLAT \*\***

This spacious first floor flat has been fully decorated thought out with a brand new kitchen, new carpets, double glazed sliding sash windows and a roof terrace with panoramic views. Inside the property there is a brand new kitchen with separate utility room, large lounge, three double bedrooms, spacious single bedroom, family bathroom and a separate shower room. The roof terrace is ideal for enjoying a summers evening.

**\*\* AVAILABLE END OF AUGUST \*\***

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor may be required

Non-smokers only

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The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Stairs to first floor

#### **FIRST FLOOR LANDING**

Brand new carpet, two centre lights, radiator

#### **LOUNGE**

20' 7" x 15' 8" (6.27m x 4.77m)

Two windows to front, one window to side, brand new carpet, centre light, two radiators

#### **KITCHEN**

10' 0" x 10' 1" (3.05m x 3.07m)

Window to side, vinyl flooring, centre light, brand new fitted kitchen including new oven & hob, new composite 1½ bowl sink/drainers, space for dishwasher, fridge/freezer

#### **UTILITY ROOM**

8' 10" x 7' 1" (2.69m x 2.16m)

Window to rear, vinyl flooring, centre light, space for washing machine, range of units and worktop

#### **BEDROOM ONE**

12' 9" x 14' 10" (3.88m x 4.52m)

Windows to front and side, brand new carpet, centre light, radiator



## **BEDROOM TWO**

14' 2" x 15' 9" (4.31m x 4.80m)

Windows to side and rear, brand new carpet, centre light, radiator

## **BEDROOM THREE**

8' 7" x 11' 6" (2.61m x 3.50m)

Window to side, brand new carpet, centre light, radiator

## **BEDROOM FOUR**

12' 11" x 9' 6" (3.93m x 2.89m)

Window to front, brand new carpet, centre light, radiator

## **FAMILY BATHROOM**

9' 6" x 5' 5" (2.89m x 1.65m)

Window to side, brand new vinyl flooring, centre light, radiator, panelled bath with shower over, low level WC, vanity unit, part tiled walls

## **SHOWER ROOM**

8' 6" x 4' 4" (2.59m x 1.32m)

New vinyl flooring, centre light, shower cubicle, radiator, low level WC, vanity unit

## **FIRST FLOOR ROOF TERRACE**

First floor roof terrace - not suitable for young children