# Waterside Marina, Brightlingsea
# CO7 0GB
# £225,000 Leasehold

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- **RARE TO THE MARKET - DIRECT WATERFRONT VIEWS OVER THE ESTUARY**
- **ONE DOUBLE BEDROOM GROUND FLOOR**
- **OPEN PLAN LOUNGE TO LUXURY FITTED KITCHEN**
- **TWO LARGE BALCONIES**
- **LIFT TO THE SECURE UNDERGROUND CAR PARK**
- **GAS CENTRAL HEATING**
- **LARGE DOUBLE GLAZED WINDOWS AND PATIO DOORS**
- **LOTS OF NATURAL LIGHT**
- **LONG LEASE - UNIQUE BUY - NO CHAIN**

****DIRECT VIEWS OUT TO SEA - LUXURY LIVING BY THE WATERSIDE****

Just imagine sitting on one of the TWO BALCONIES in the morning sun - taking in the views over the water - the gentle sounds of the waves lapping ashore and the fresh smell of sea air.

IT'S ALL ABOUT THE VIEW HERE!

Rarely does a property with this location come to the open market. This one bedroom ground floor apartment located in the sought after Brightlingsea Waterside Marina development, provides luxury living accommodation which includes an open plan kitchen/lounge/diner with integrated appliances plus a balcony with outstanding views, double bedroom, with built-in wardrobes, plus a bathroom with separate shower cubicle.

The apartment has the benefit of gas central heating, double glazing and an underground secure parking space. Long lease.

A RARELY AVAILABLE WATERFRONT LOCATION - AN OPPORTUNITY NOT TO BE MISSED

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

**ENTRANCE HALL**

Accessed via security intercom system via communal entrance door leading to hallway and lift to car park.

**OPEN PLAN KITCHEN/LOUNGE/DINER**

17' 1'' x 12' 5'' (5.20m x 3.78m)

Open plan living perfect for entertaining: LOUNGE: Two sets of double glazed French doors onto balcony offering views over the water, three radiators. KITCHEN: Positioned to the rear of the lounge, 1 1/2 bowl stainless sink and drainer unit set in a rolled edge work surface with cupboards and drawers under and matching above. Built-in oven and hob with extractor over, integrated washer/dryer, integrated dishwasher, integrated fridge/freezer and integrated microwave.

**DOUBLE BEDROOM**

13' 5'' x 12' 5'' (4.09m x 3.78m)

Double glazed patio doors leading to balcony with beautiful views directly over the water. Two double built-in wardrobes, radiator.

**BATHROOM**

"P" Shaped panelled bath with mixer taps and shower attachment, low level concealed cistern dual flush WC, wall mounted wash hand basin and separate shower cubicle. Fully tiled walls and flooring, heated towel rail.

**PARKING**

Secure allocated underground parking - one space.

**AGENT'S NOTES**

Lease details:  176 years remaining
Service charge details to follow.

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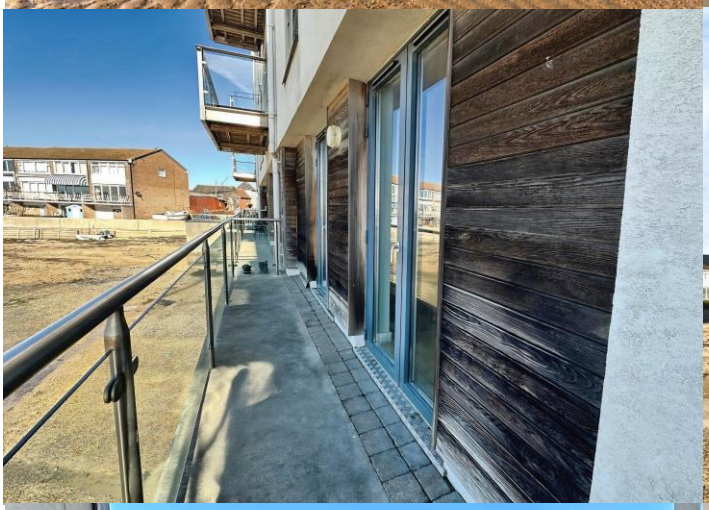

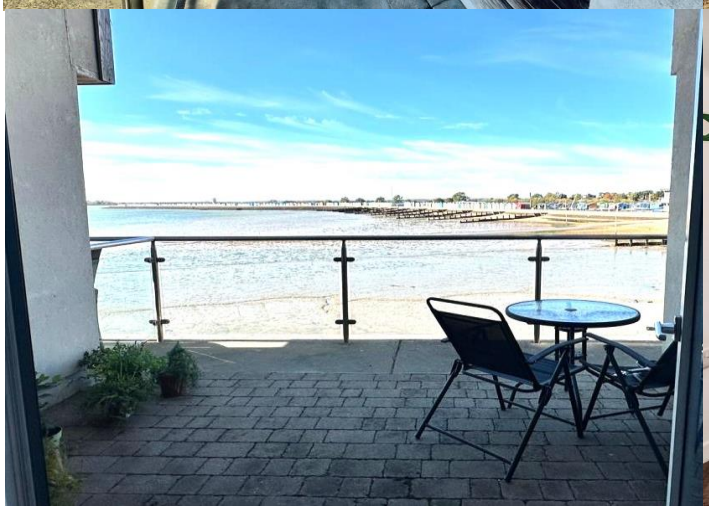

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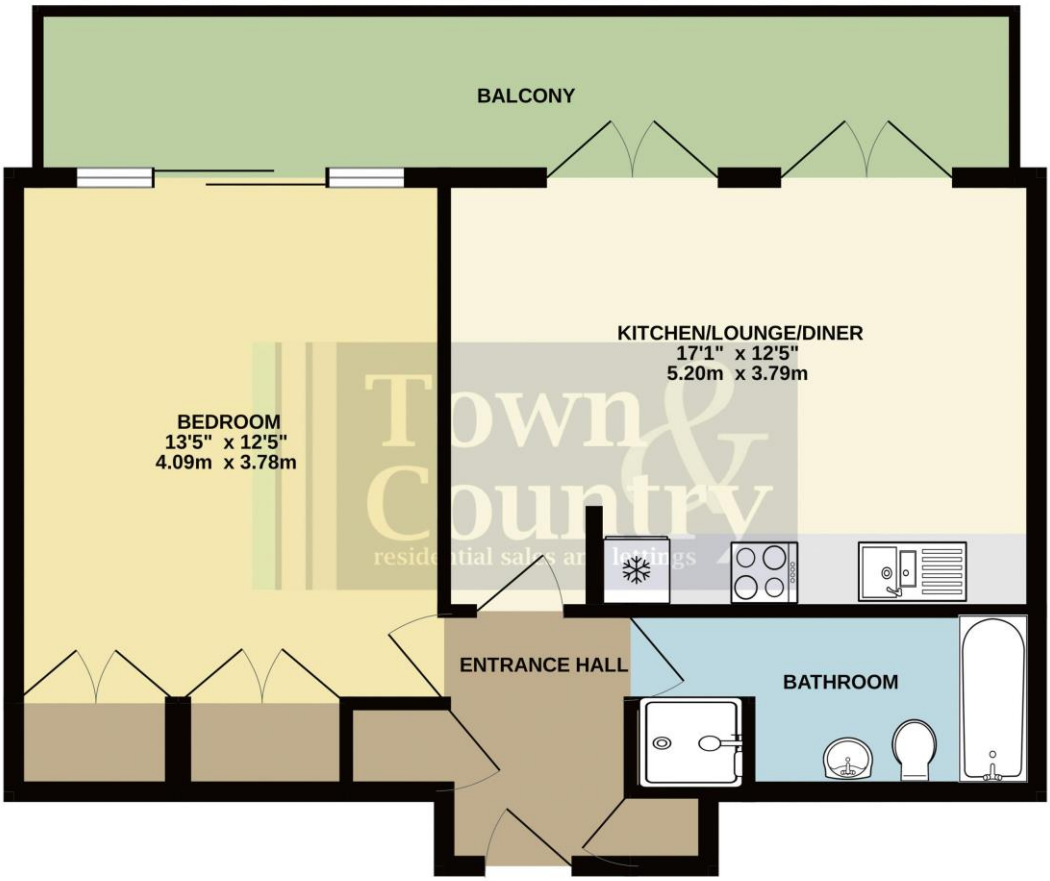
GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.




TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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