



- Marina Lifestyle
- Ground Floor Apartment
- Spacious Bedroom With Bespoke Fitted Wardrobes
- Open Plan Living Accommodation
- Fitted Kitchen
- Living Room With Juliet Balcony
- Underground Secure Parking

## Flat 7 Sewell House, Waterside Marina, Brightlingsea, Colchester, Essex. CO7 0FE.

Escape to the waterfront in this brilliant, spacious and well presented ground floor apartment with Juliet balcony. Built in 2019 this modern apartment is situated on the Marina at Brightlingsea and offer a charming waterside lifestyle with The River Colne, estuary and sea beyond on the doorstep. This property has been well looked after by the current owner from new, highlights include, generous double bedroom, bathroom, a spacious open plan lounge/kitchen/diner and secure underground parking with lift in building. Please call for further details.



# Property Details.

## Living Accommodation

### Communal Entrance

With secure video entry system, stairs and lifts to all floors.

### Entrance Hall

Large storage cupboard, radiator, inset spot lights, doors leading to:

### Living Room



16' 6" x 15' 2" (5.03m x 4.62m) Inset spot lights, radiator, Juliet balcony over looking the communal gardens, storage cupboard housing boiler, open plan onto:

## Kitchen



9' 2" x 8' 5" (2.79m x 2.57m) Inset spot lights, fitted kitchen including a range of wall and base units, laminate worktops, integrated gas hob, cooker, stainless steel sink with L hand drainer, fridge/freezer, space for washing machine and dish washer.

## Bedroom One



14' 11" x 14' 0" (4.55m x 4.27m) Double glazed windows to front, radiator, newly fitted bespoke wardrobes.

# Property Details.

## Bathroom



Inset spot lights, towel rail, ceiling extractor fan, tiled floor and walls, low level WC, wall mounted wash hand basin, paneled bath with over head shower.

## Outside

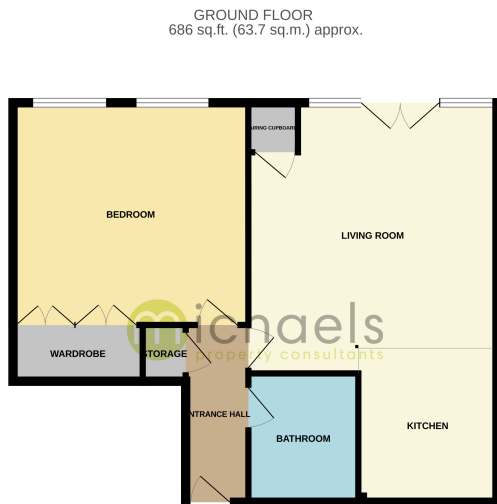
### Communal Gardens

### Off Road Parking



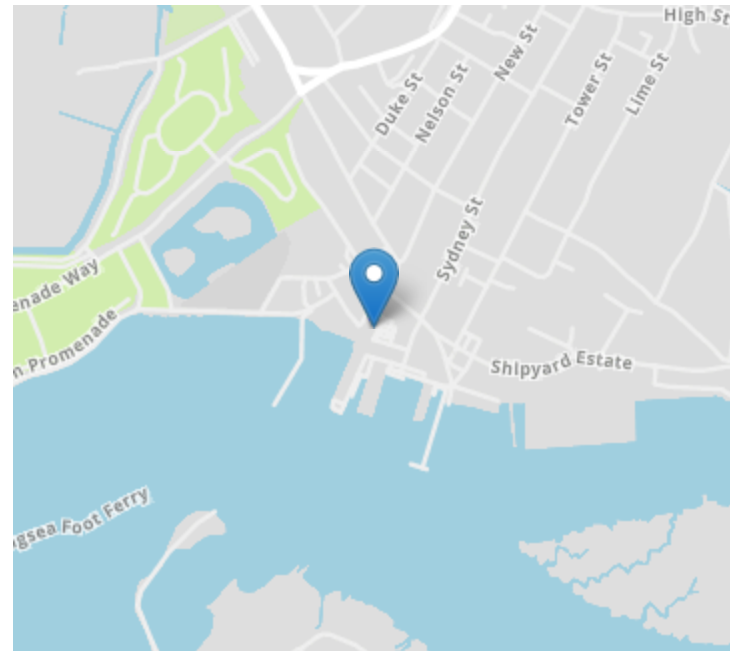
# Property Details.

## Floorplans



COTIFE  
TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.  
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.  
We are not responsible for any errors or omissions in this plan.  
Black and white version only.

## Location



|  |          |                            |    |
|--|----------|----------------------------|----|
| (81-91)  | <b>B</b> | 82                         | 82 |
| (69-80)  | <b>C</b> |                            |    |
| (55-68)  | <b>D</b> |                            |    |
| (39-54)  | <b>E</b> |                            |    |
| (21-38)  | <b>F</b> |                            |    |
| (1-20)   | <b>G</b> |                            |    |
| <i>Not energy efficient - higher running costs</i> |          |                            |    |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive<br>2002/91/EC |    |

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