



- Two Bedroom Apartment
- Under Floor Heating
- Juliette Balconies
- Allocated parking
- Close to Bus Route, Schools and Shops
- Open Plan Living/Dining room

**Flat 17 Trafalgar Court, Red Barn Road, Brightlingsea, Colchester, Essex. CO7 0HX.**

This spacious and well presented two bedroom apartment is situated in the popular town of Brightlingsea. Located near the local schools, shops and transport links, this apartment offers any new purchaser the luxury of being close to amenities. Internally this property does not disappoint, its main features are two double bedrooms, with Juliet balcony off the master, separate kitchen, open planned living/dining room family bathroom and allocated parking for one car. To avoid disappointment please do not hesitate to arrange a viewing.



# Property Details.

## Ground Floor

### Hallway

3' 4" x 9' 5" (1.02m x 2.87m) Electric underfloor heating and doors to;

### Bathroom



7' 5" x 5' 7" (2.26m x 1.70m) Single panelled bath with over head shower, W/C, extractor fan, and wash hand basin.

### Living/Dining Room

21' 5" x 14' 3" (6.53m x 4.34m) Juliet balcony to front, electric under floor heating, opening through to kitchen.

### Kitchen



5' 6" x 12' 3" (1.68m x 3.73m) Range of eye and low level fitted units with work surface over, inset stainless steel sink, space for washing machine, fridge/freezer, integrated oven and hob with extractor over.

## Master Bedroom



10' 10" x 17' 2" (3.30m x 5.23m) Juliet balcony to rear, electric under floor heating, access to Airing Cupboard.

## Bedroom Two



9' 9" x 8' 1" (2.97m x 2.46m) Window to rear, electric under floor heating.

## Outside

### Parking

As previously mentioned the property benefits from one allocated parking space.