



- Maisonette
- Allocated Parking
- No Onward Chain
- Spacious Lounge
- Large Bedroom
- Separate Kitchen
- Communal Gardens
- Town Centre Location
- Walking Distance To Waterfront
- Ideal Buy To Let Investment

### Flat 2 Doves Court, Sydney Street, Brightlingsea, Essex. CO7 0HN.

An ideal opportunity to acquire this first floor maisonette also benefiting from a lease extension. This property is available with or without a tenant in situ. As an investment the property currently achieving £575.00 PCM. A spacious one bedroom maisonette located in the town centre of Brightlingsea within walking distance to local shops, pubs, schools and of course the waterfront and beach. This maisonette benefits from a spacious lounge, separate kitchen, large one bedroom, communal gardens and one allocated parking space.



# Property Details.

## Entrance Hall

10' 09" x 6' 10" (3.28m x 2.08m) Wooden front door, Stairs rising to landing.

## Landing

Storage cupboard, doors to:

## Lounge



16' 11" x 11' 4" (5.16m x 3.45m) Window to front and side, electric storage heater, storage cupboard.

## Kitchen



9' 9" x 7' (2.97m x 2.13m) Window to side, matching wall and base units with worktop over, inset sink and drainer, space for washing machine, cooker and extractor hood, space for fridge and freezer.

## Bedroom



11' 4" x 9' 9" (3.45m x 2.97m) Window to side, electric storage heater, space for double bed.

# Property Details.

## Bathroom



6' 09" x 6' 01" (2.06m x 1.85m) Panelled bath with shower over, closed coupled WC, Wash hand vanity basin, extractor fan.

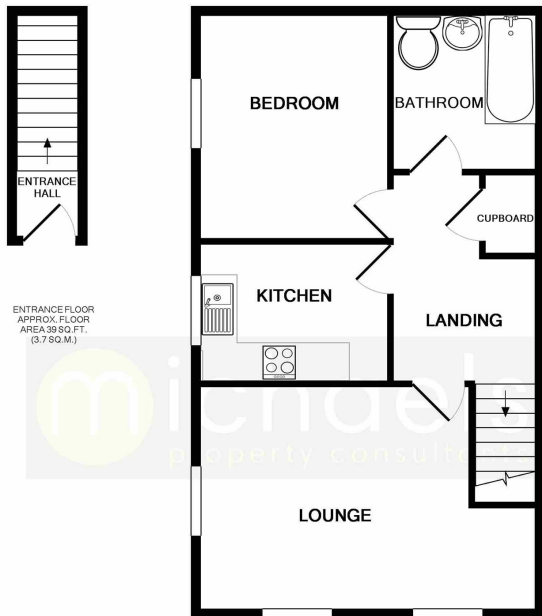
## Outside



There is a communal garden to the rear of the property and also one allocated parking space.

# Property Details.

## Floorplans

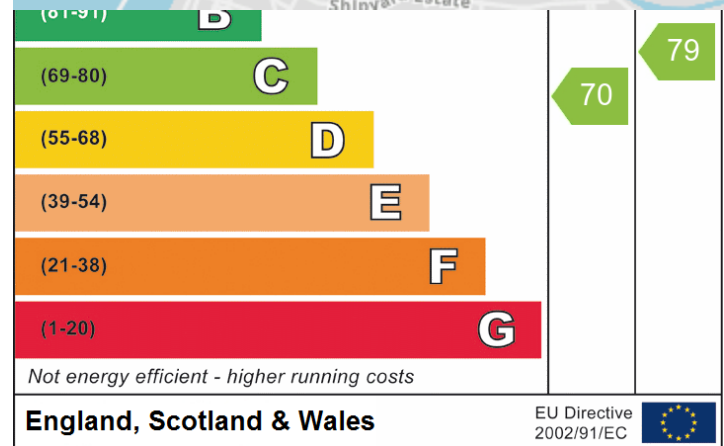


1ST FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 542 SQ.FT. (50.4 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  
Made with Metropix ©2016

## Location



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.