




- Ground Floor Maisonette
- Long Lease Remaining
- Allocated Parking
- Modern & Contemporary Fitted Kitchen
- Offered For Sale With No Onward Chain
- Ideal Investment Or First Time Purchase
- Modern Living Accommodation
- Walking Distance Of Town Centre & Waterside Marina

46a Constable Court, Ladysmith Avenue, Brightlingsea, Colchester, Essex. CO7

Q1D

This spacious one bedroom ground floor Maisonette is situated in the popular seaside town of Brightlingsea. This modern property has previously been refurbished benefiting from new kitchen, bathroom, electric heaters and flooring, highlights also include generous communal grounds, allocated parking and offered for sale with no onward chain. Within walking distance of the Town Centre, public transport and the Waterside Marina. Call the sales team to arrange your viewing today

01206 820999 



Call to view 01206 820999



Property Details.

Living Accommodation

Entrance Hall



Entrance door, storage cupboard, doors leading to:

Living Room



14' 6" x 7' 4" (4.42m x 2.24m) Double glazed window to front, electric radiator, storage cupboard.

Kitchen



10' 3" x 6' 10" (3.12m x 2.08m) Double glazed window to side, inset spot lights, fitted kitchen with range of wall and base units, laminate worktop, breakfast bar, integrated ceramic sink with right hand drainer, slimline dish washer, oven, over-head cooker hood, electric hob, space for washing machine and fridge freezer.

Bedroom



10' 3" x 6' 10" (3.12m x 2.08m) Double glazed window to front, electric radiator.

Property Details.

Shower Room



Tiled floor and part tiled walls, wall hung towel rail, wall mounted extractor fan, vanity basin unit and WC, walk in shower cubicle.

Outside

Off Road Parking & Gardens

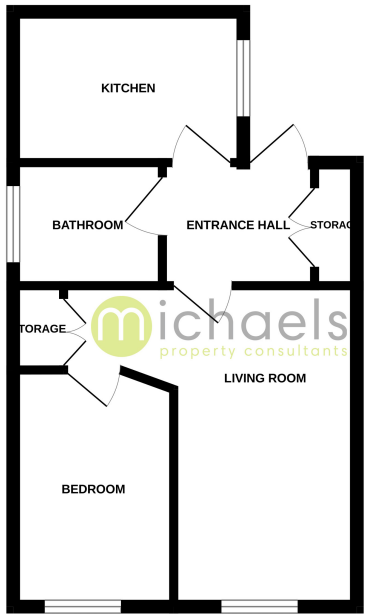


Allocated parking positioned to the rear of the property along with spacious communal grounds and bin store.

Property Details.

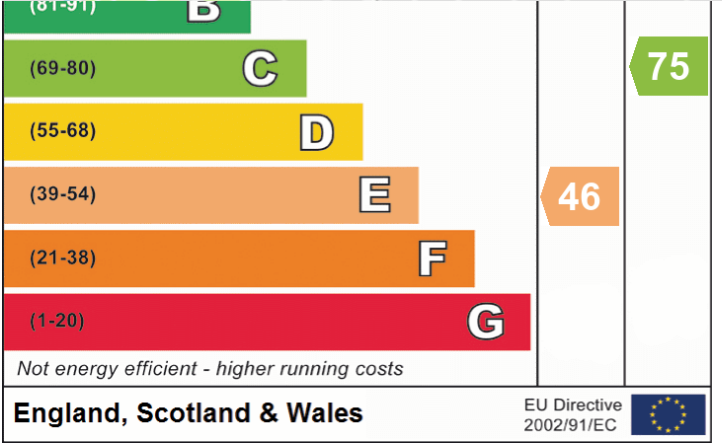
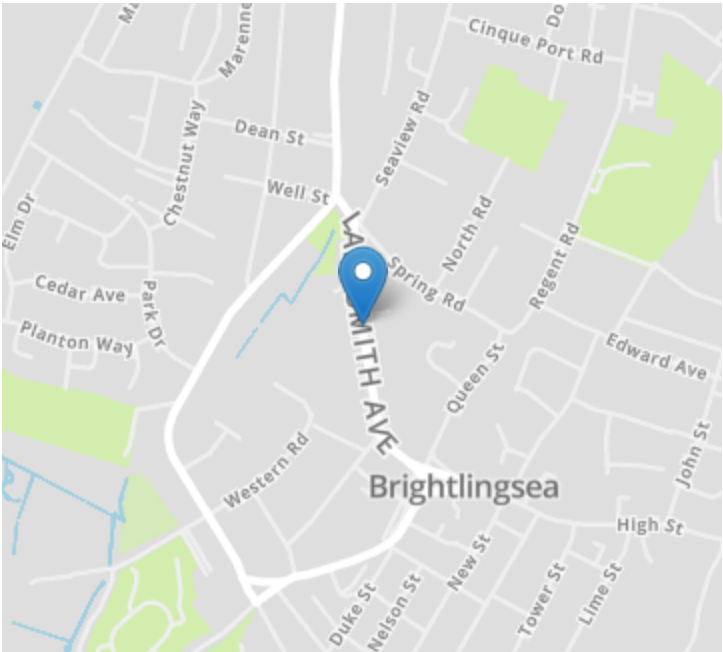
Floorplans

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 348 sq.ft. (32.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metropex G2024

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.

