



- Ground Floor Maisonette
- Long Lease Remaining
- Allocated Parking
- Recently Refurbished Throughout
- Modern & Contemporary Fitted Kitchen
- Offered For Sale With No Onward Chain
- Ideal Investment Or First Time Purchase

## 46a Constable Court, Ladysmith Avenue, Brightlingsea, Colchester, Essex. CO7 0JD.

This spacious one bedroom ground floor Maisonette is situated in the popular seaside town of Brightlingsea. The property has recently 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. Agent holds keys, viewings now happening.



# Property Details.

## Living Accommodation

### Entrance Hall

Entrance door, storage cupboard, doors leading to:

### Living Room



Double glazed window to front, electric radiator, storage cupboard.

## Kitchen



Double glazed window to side, inset spot lights, fitted kitchen with range of wall and base units, laminate worktop, breakfast bar, integrated stainless steel sink right hand drainer, integrated oven, over-head cooker hood, electric hob, space for washing machine and fridge freezer.

## Bedroom



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.

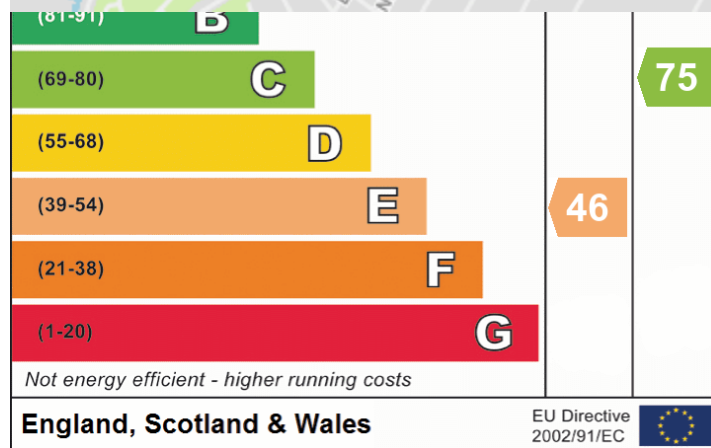
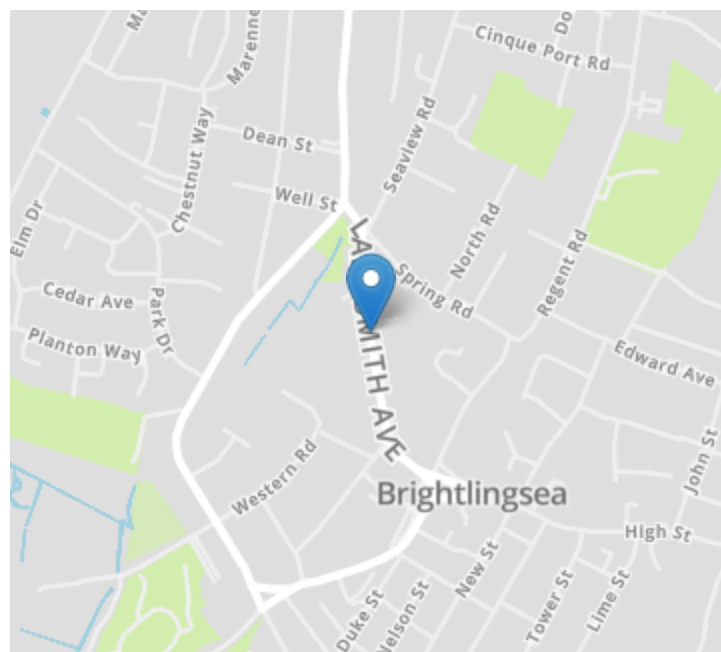
## Floorplans

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 floorplan 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 Metrage ©2024

## 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.

