



- Chain Free Sale
- Estuary and River Colne Views
- On The Marina
- Balcony Overlooking Harbour
- Two Double Bedrooms
- En-Suite To Master
- Secure Underground Parking
- Waterside Apartment

Flat 23 The Boat House, Waterside Marina, Brightlingsea, Colchester, Essex. CO7 0GA.

Escape to the waterfront in this brilliant, spacious and well presented first floor apartment with balcony and wonderful nautical views. The Old Boathouse apartments are situated on the Marina at Brightlingsea and offer a charming waterside lifestyle with The river Colne, Estuary and sea beyond the doorstep. This property is offered with no onward chain, lift in building, two double bedrooms, en-suite to master, further bathroom, a spacious open plan lounge/kitchen/diner with balcony and secure parking. Please call for further details.



Property Details.

Communal Area

Communal Entrance

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

First Floor

Entrance Hall

Wood effect flooring, large airing cupboard with recently refitted gas boiler, doors to.

Lounge/Kitchen/Diner



25' 6" x 13' 11" (7.77m x 4.24m) Balcony overlooking the harbour and out to the estuary with ample space for a bistro set and potted plants, wood effect flooring, radiators, TV point, inset spotlights, the kitchen comprises of a range of fitted units and drawers with worktops over, inset sink, inset gas hob, fitted oven, microwave, spaces for washing machine and dishwasher, matching eye level units, tiled splashbacks.

Bedroom One



13' 1" x 11' 2" (3.99m x 3.40m) Juliette style balcony with tilt and open door, radiator, fitted wardrobe, inset spotlights, TV point and door to en-suite.

En-Suite



Panel bath, shower cubicle, wall hung wash hand basin, enclosed cistern WC, heated towel rail, tiled walls, shaver point, inset spotlights.

Property Details.

Bedroom Two



13' 1" x 9' 1" (3.99m x 2.77m) Juliette balcony with tilt and open door, radiator, fitted wardrobe.

Shower Room



Shower cubicle, heated towel rail, wall hung wash hand basin, enclosed cistern WC, tiled walls, shaver point.

Outside

Parking

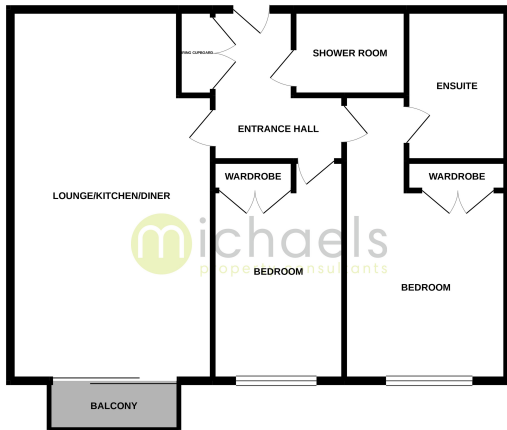


Secure underground parking space with the ability to rent further parking spaces if required.

Property Details.

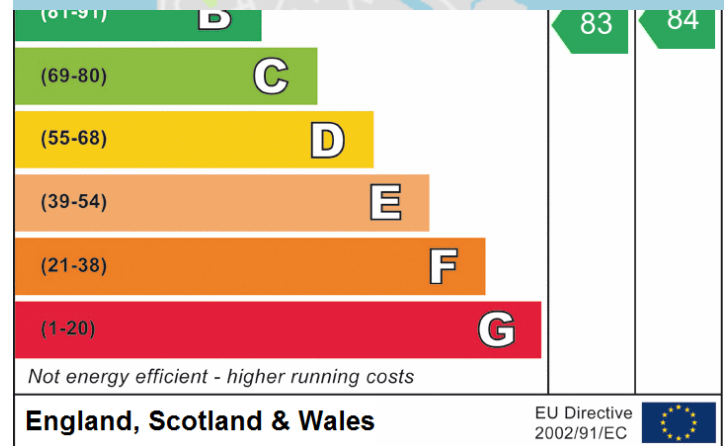
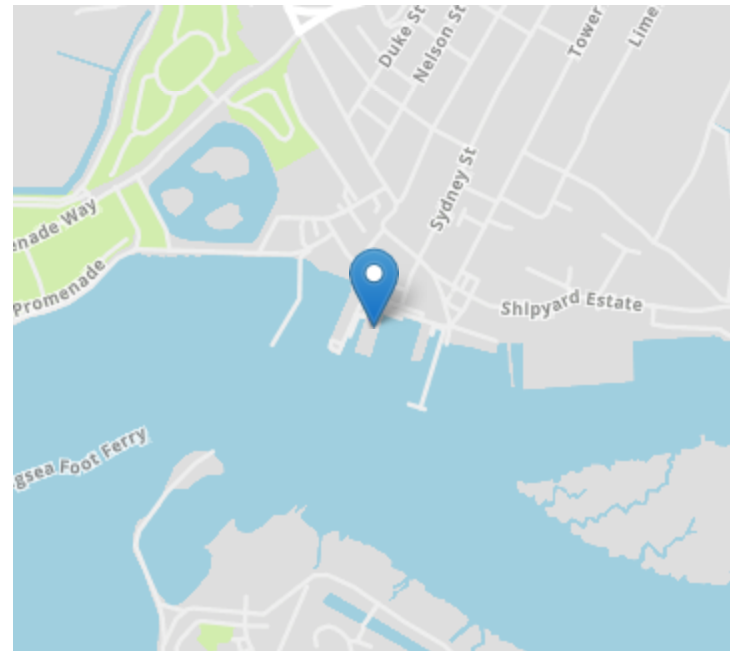
Floorplans

GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq ft (81.6 sq m) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of actual buildings, walls, etc. may vary slightly from the floor plan. The floor plan is provided 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.

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.