

oakheart

£595,000

Coast Road, West Mersea



Oakheart Property are proud to present this EXTREMELY SPACIOUS(1,151 SQ FT) RARELY AVAILABLE penthouse apartment, situated in the prestigious apartment block of New Orleans, the first impression upon entering the apartment are the STUNNING PANORAMIC VIEWS over the manicured gardens to the estuary, as you step towards the balcony you can see from Tollesbury to Saint Lawrence and beyond,

these ever changing views as well as the proximity to the heart of Mersea Village are what makes this one of the MOST DESIRABLE LOCATIONS on the island.

Mersea Island is located to the south of Colchester and is well situated for rail services to London Liverpool Street via Colchester, Marks Tey and Kelvedon. Positioned between the River Blackwater

and Colne Estuary Mersea has a great deal to offer, including a popular primary school, superb sea food restaurants, an excellent sailing community, beautiful beach and country walks, numerous festivals including the famous Mersea Island Regatta!







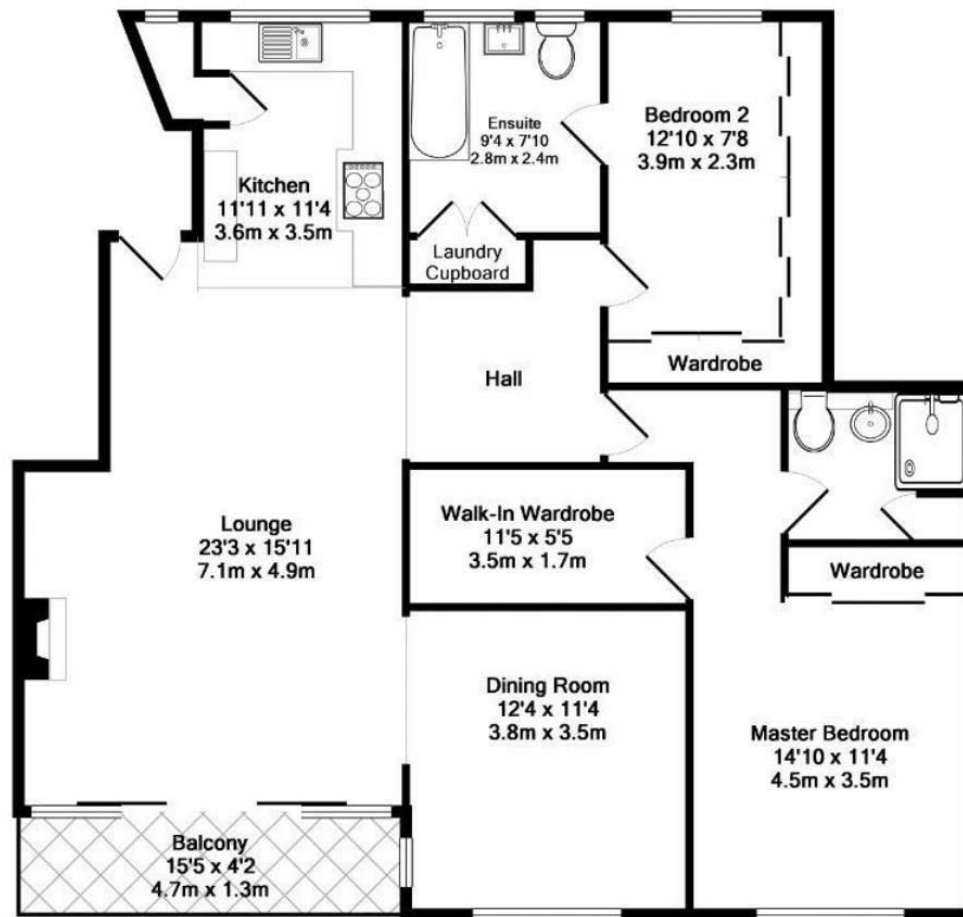












Total Approx. Floor Area 1142 Sq.Ft. (106.1 Sq.M.)


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.  
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**Local Authority:**

**Tenure:**  
Leasehold - Share of Freehold

**Council Tax Band:**  
F

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	77	79
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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