

oakheart

£450,000

New Orleans Court, West Mersea



Oakheart Mersea proudly presents a rare opportunity to acquire a ground floor two double bedroom apartment in one of West Mersea's most desirable locations. Boasting breathtaking views of the sea and immaculately maintained communal gardens, this property also offers the exclusive privilege of a private garden. Security is ensured with access through an intercom system from the main door.

The apartment greets you with a spacious and luminous living room measuring 23'1 x 15'9, providing ample space for relaxation and entertainment. Adjacent to the living room is a well-appointed

kitchen, measuring 9'1 x 9', allowing for convenient meal preparation. The property comprises two generously sized double bedrooms, accommodating a variety of lifestyle needs, along with a modern shower room.

Outdoors, the apartment benefits from a balcony, allowing for peaceful moments while taking in the panoramic views. Additionally, a private south-facing garden and sun terrace provide the perfect setting for outdoor enjoyment, capturing the essence of the surroundings. For added convenience, the property includes a garage and plentiful visitor parking spaces.

Presented to the market with No Onward Chain, this apartment offers a fantastic opportunity for immediate occupation. To avoid missing out on this exceptional property, we highly recommend an early viewing.

Contact Oakheart Mersea to arrange a viewing!







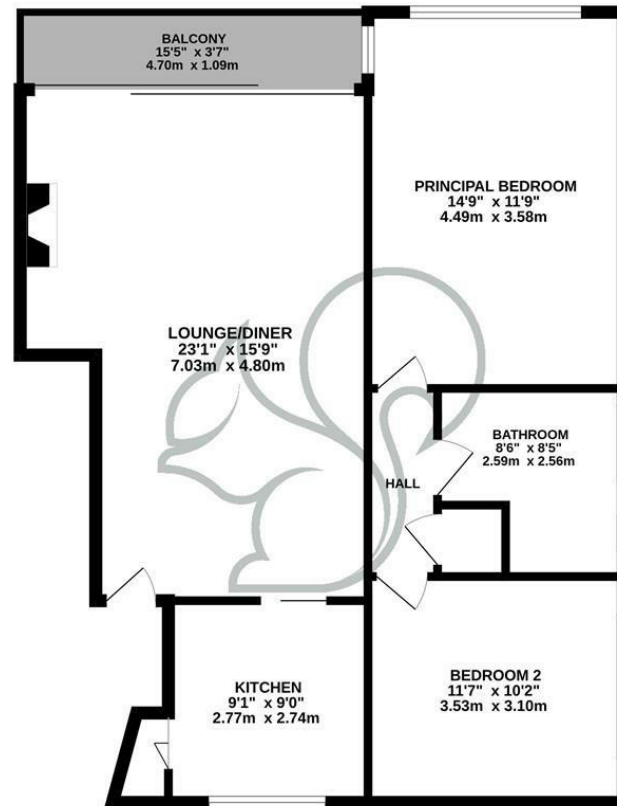








GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 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 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

Council Tax Band:  
E

### 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>	65	73
(21-38) <b>F</b>		
(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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