

oakheart



£190,000

Asking Price

Charleston Court, Seaview Avenue,  
West Mersea



Situated within the picturesque locale of West Mersea, Essex, Apartment 4 at Charleston Court presents an inviting abode boasting convenience and coastal charm. This second-floor residence offers a comfortable haven with its two spacious double bedrooms, providing ample accommodation for residents.

Embracing its seaside proximity, the apartment is ideally located just moments away from the sandy shores, offering residents the opportunity to indulge in leisurely strolls along the beach and soak in the serene coastal atmosphere. Partial views of the sea enhance the allure of this coastal retreat, providing glimpses of the tranquil

waters.

While the apartment offers a solid foundation for comfortable living, it presents an opportunity for modernisation, allowing occupants to tailor the space to their personal preferences and style. Fitted wardrobes in both bedrooms offer practical storage solutions, optimising space and organisation within the home.

Furthermore, the property includes a reserved parking space, ensuring convenience for residents with private vehicle access. Additionally, a loft area provides supplementary storage space,

accommodating belongings and reducing clutter within the living areas.

With the added advantage of being offered with no onward chain, Apartment 4 at Charleston Court presents an enticing prospect for those seeking a coastal lifestyle enriched with comfort and convenience.

For an internal inspection please call Oakheart Mersea 01206 382191







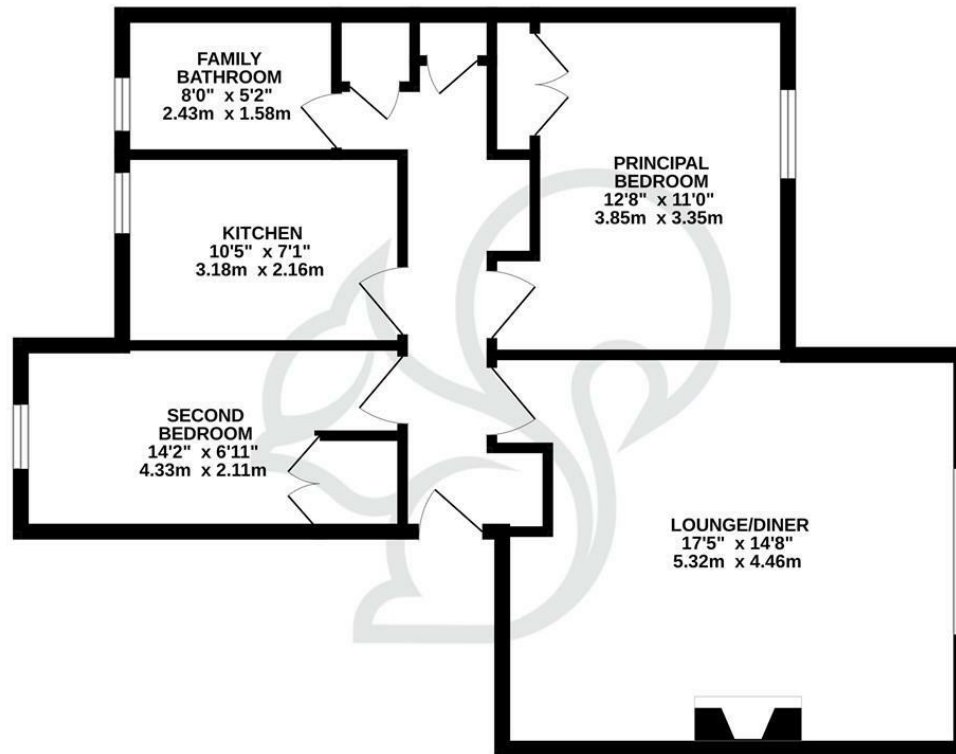








GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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:**  
Colchester

**Tenure:**  
Leasehold

**Council Tax Band:**  
B

**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>		74
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(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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