LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX
Telephone: 01206 302639 'Fax: 01206 302874
E-mail: info@lucasestates.com Website: www.lucasestates.com



16 ST. JAMES COURT, STATION ROAD, BRIGHTLINGSEA, ESSEX
A GROUND FLOOR, TOWN CENTRE 2 BEDROOM FLAT
TO LET AT £895 PER CALENDAR MONTH (EXCLUSIVE) UNFURNISHED

* KITCHEN	* LOUNGE 12'7" X 12' *
* BATHROOM / W.C.	* BEDROOM 1. 10'6" X 10'3" *
* BEDROOM 2. 10' X 9'	* ELECTRIC HEATING *
* UPVC DOUBLE GLAZING	* COUNCIL TAX BAND B. *
* BIN STORE & DRYING AREA	* CAR PARKING SPACE *

RENTAL: THE PROPERTY WILL BE LET ON AN ASSURED PERIODIC TENANCY AT A RENTAL OF £895 PER CALENDAR MONTH EXCLUSIVE (UNFURNISHED).

DEPOSIT £1030 **NOTE: NO PETS. NO SMOKERS.**

VIEWING: STRICTLY BY APPOINTMENT THROUGH LUCAS ESTATE AGENTS.

Property Misdescription Act

1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.

ESTABLISHED 1935

2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.

3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

4) No one in our employ has any authority to make any representation or warranty in relation to this property.

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