

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



53 CAMPERNELL CLOSE, BRIGHTLINGSEA, ESSEX

PRICE: £130,000 LEASEHOLD

- | | | |
|--|---------------------------|---|
| * 2 BEDROOM 1 ST FLOOR FLAT | * COMMUNAL PARKING | * |
| * HALL WITH SECURITY PHONE | * LOUNGE 13'10" X 13'1" | * |
| * KITCHEN 10'9" X 6'10" WITH OVEN FRIDGE & FREEZER | | * |
| * BATHROOM / W.C. | * BEDROOM 1. 10'5" X 9'9" | * |
| * BEDROOM 2. 10'5" X 6'4" | * COUNCIL TAX BAND A | * |
| * D/GLAZING & ELECTRIC HEATING | * BIN STORE | * |
| * CLOSE TO BUS ROUTES AND LOCAL SUPERMARKET | | * |

NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES & FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.

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.
- 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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A 2 bedroom 1st floor flat situated on the outskirts of the town with double glazed windows, electric heating and communal parking. The property is close to bus routes and local supermarket. The accommodation comprises :-

GROUND FLOOR

With stairs to first floor

FIRST FLOOR

ENTRANCE HALL with security phone. Glazed door to lounge.

LOUNGE 13'10" x 13'1" UPVC double glazed window. Dimplex storage heater.

Cupboard with hot tank. Archway to-

KITCHEN 10'9" x 6'10" with tiled floor. UPVC double glazed window. Range of worksurfaces, tiled over with inset ceramic hob with stainless steel splash back and extractor. Inset stainless steel 1 ½ sink drainer. Base unit cupboards and drawers. Under counter oven and grill. Integrated fridge and freezer. UPVC double glazed window. Tall pull-out larder cupboard. Wine rack.

BATHROOM with white suite of panelled bath with tiling over. Side screen. Wall hung shower. Pedestal wash basin, tiled over with mirror. W.C. with push button flush. Extractor fan.

BEDROOM 1. 10'5" + range of wardrobe cupboards x 9'9" UPVC double glazed window.

BEDROOM 2. 10'5" x 6'4" UPVC double glazed window.

OUTSIDE

Communal parking area. Bin store.

LEASE

99 year lease dated 1990 (67 years remaining)

Service charge £650/anum

Ground rent £100/anum

SERVICES

All main services are connected, except for gas.

Council Tax Band A.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE

PLEASE NOTE: None of the appliances have been tested.

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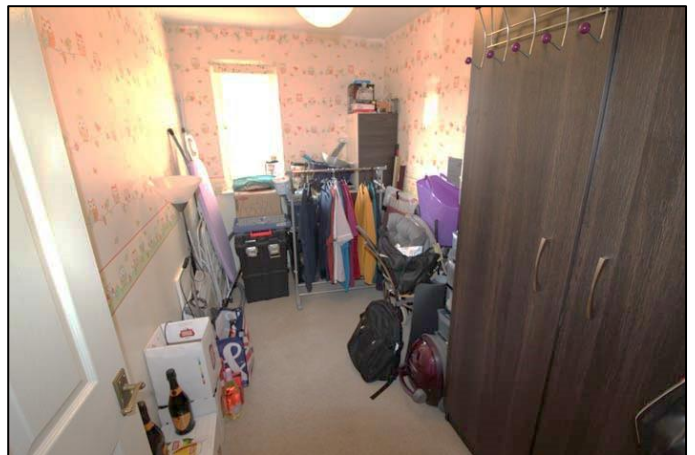
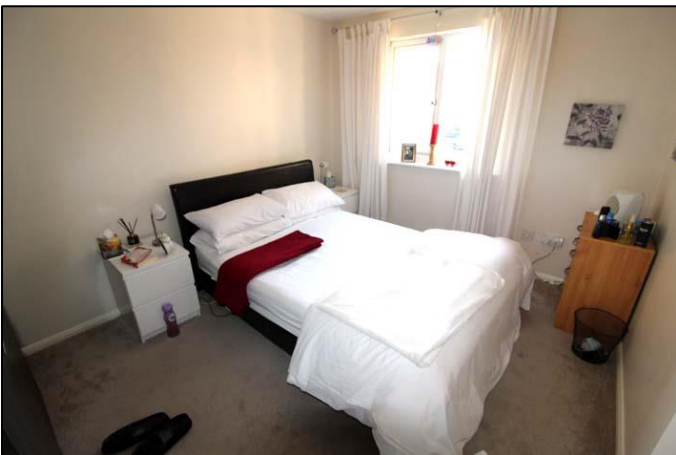
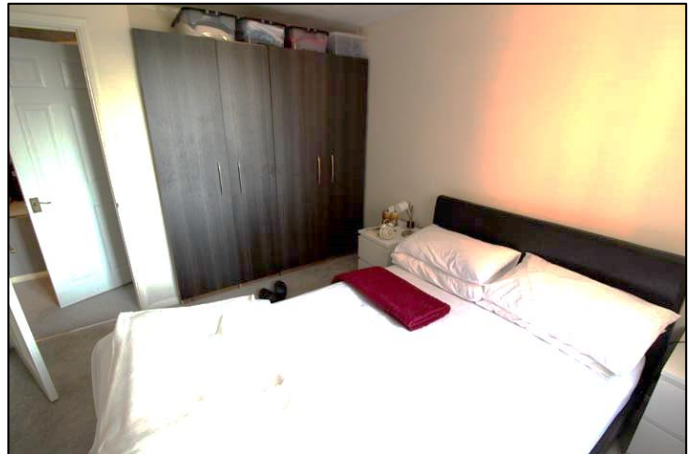
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