

**Campernell Close, Brightlingsea
CO7 0TB
Offers in Excess of £105,000
Leasehold**





- POPULAR LOCATION
- PURPOSE BUILT FLAT
- TWO BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECURITY ENTRY PHONE SYSTEM
- VIEWS OVER GREENSWARD
- FITTED KITCHEN
- 14'1 LIVING ROOM
- PARKING AREA WITH PERMISSION FOR TWO VEHICLES

**** A LIGHT AND AIRY TWO BEDROOM FIRST FLOOR FLAT WITH VIEWS OVER GREENSWARD****

This lovely purpose-built property is located in this popular road fronting an open plan green whilst being conveniently placed for schooling, town centre, Marina and Lido.

With views facing over the greensward the rooms are bright and well planned consisting of entrance hall, living room, fitted kitchen, bathroom and two bedrooms.

Outside there is a generous parking area with permission to park two vehicles.



The accommodation with approximate room sizes are as follows:

COMMUNAL ENTRANCE

Communal entry intercom with secure access via entrance door. staircase to first floor landing.

ENTRANCE HALL

10' 3" x 3' 9" (3.12m x 1.14m)

Wooden entrance door. Entry phone, wood laminate flooring, radiator.

LIVING ROOM

14' 1" x 13' 0" (4.29m x 3.96m)

Double glazed window overlooking greensward. Built-in storage cupboard, wood laminate flooring, radiator.

KITCHEN

11' 7" x 5' 10" (3.53m x 1.78m)

Double glazed window overlooking greensward. Stainless steel single drainer sink unit with cupboards under. Range of floor standing cupboards, drawers and units with adjacent work surfaces. Wall mounted cupboard, wall mounted gas fired boiler. Space for washing machine, space for fridge/freezer and space for cooker.

BEDROOM ONE

12' 2" x 9' 10" (3.71m x 2.99m)

Double glazed window to one elevation, radiator.

BEDROOM TWO

10' 6" x 6' 4" (3.20m x 1.93m)

Double glazed window to one elevation, radiator.



BATHROOM

8' 6" x 4' 6" (2.59m x 1.37m)

Extractor fan, drop light switch. Low level WC, pedestal wash hand basin and panel bath with mixer tap and shower unit to the wall over, shower screen and tiled walls. Heated towel radiator.

EXTERIOR

The property has a generous parking area and there is permission to park two vehicles. Dustbin/refuse area and communal gardens.

LEASE DETAILS & SERVICE CHARGES

Length of Lease: 99 Years

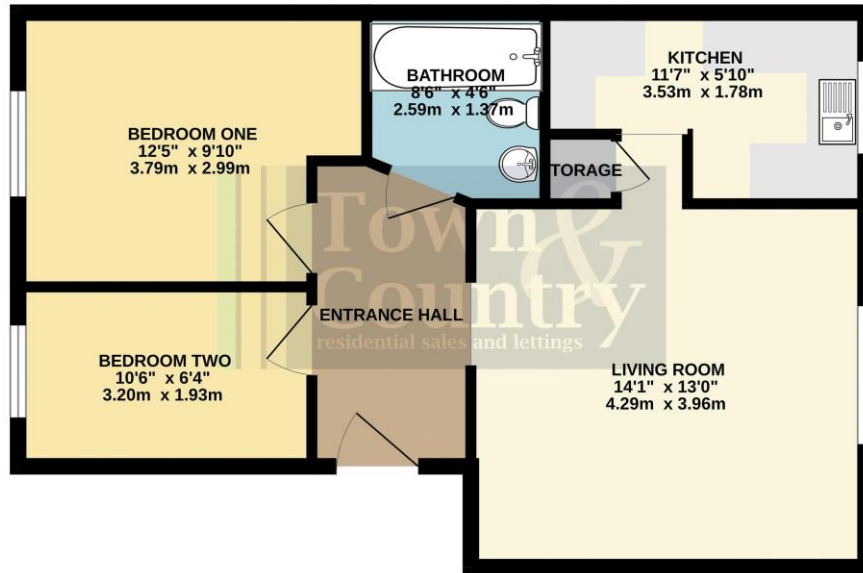
Lease length: Unexpired 63 years

Service charges: £1,200pa

Ground Rent: £200pa



FIRST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.