

**Campernell Close, Brightlingsea  
CO7 0TB  
Offers in Excess of £110,000  
Leasehold**





- WELL PRESENTED
- SPACIOUS LOUNGE
- FITTED KITCHEN
- DOUBLE BEDROOM
- FAMILY BATHROOM

- FIRST FLOOR
- PARKING AVAILABLE
- IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY
- CLOSE TO TOWN CENTRE
- NO ONWARD CHAIN

**\*\* SPACIOUS ONE BEDROOM FLAT with No Chain \*\***

Well presented first floor flat, which would suit single occupiers and couples alike.

The spacious light and airy lounge/diner opens to the fitted kitchen, there is a good sized double bedroom as well as a bathroom.

Located with walking distance to the town centre, close to schools, local amenities and transport links.

Off road parking available for convenience.

**NO ONWARD CHAIN**



The accommodation with approximate room sizes are as follows:

#### **COMMUNAL ENTRANCE**

Entrance door, stairs to first and second floor landings.

#### **ENTRANCE HALL**

Entrance door, doors to:

#### **LOUNGE/DINER**

14' 2" x 10' 2" (4.31m x 3.10m)

Window to rear aspect, carpet flooring, electric radiator, centre light.

#### **KITCHEN**

10' 1" x 6' 10" (3.07m x 2.08m)

Window to rear aspect, tiled flooring. Range of base and wall units with roll-top work surfaces, single sink/drain, electric hob & oven, space for washing machine, centre light.

#### **BEDROOM**

12' 5" x 10' 5" (3.78m x 3.17m)

Two windows to front aspect, carpet flooring, electric heater, centre light.

#### **BATHROOM**

6' 10" x 5' 10" (2.08m x 1.78m)

Panelled bath with shower over, low level WC and pedestal wash hand basin, centre light. Tiled flooring, partially tiled walls, centre light.

#### **EXTERIOR**

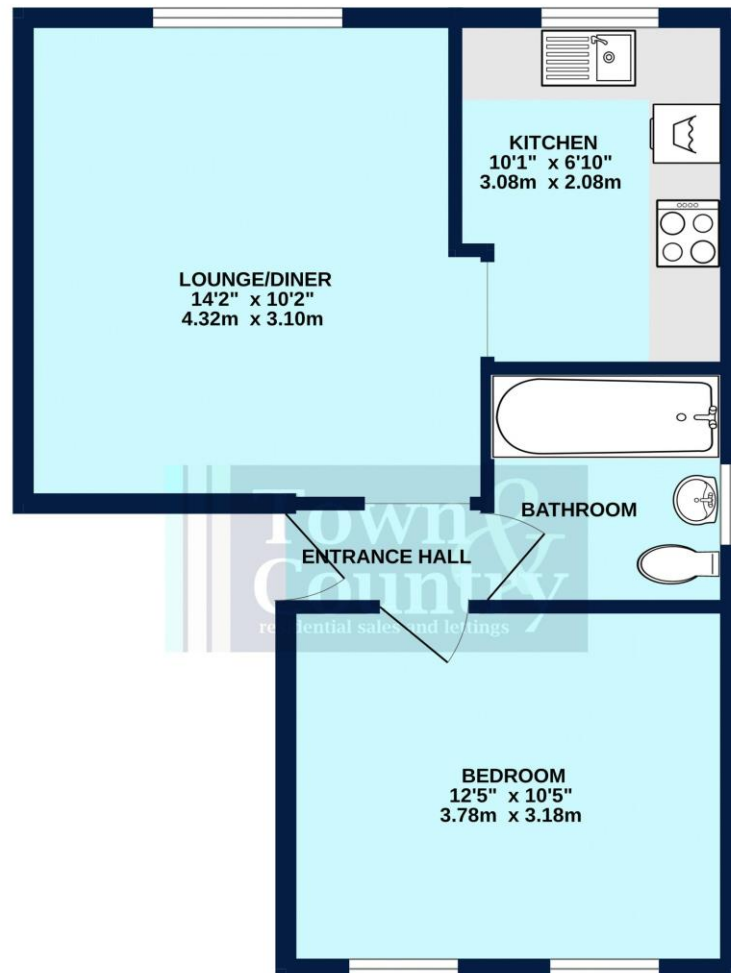
Off road parking.





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		

FIRST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



CAMPERNELL CLOSE

TOTAL FLOOR AREA: 446 sq.ft. (41.4 sq.m.) approx.

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