

**Campernell Close, Brightlingsea  
CO7 0TB  
£125,000 Leasehold**

**Town & Country**  
residential sales and lettings





- 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

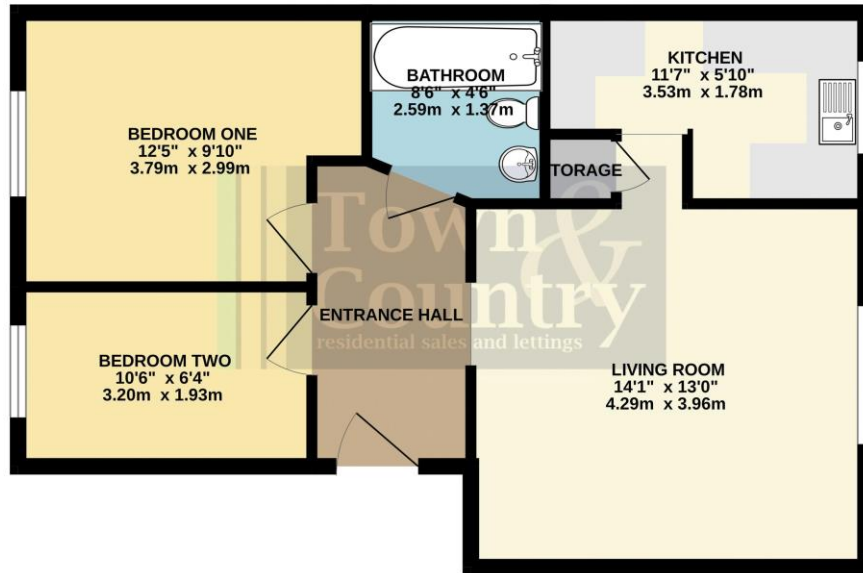
Lease length: Unexpired 63 years

Service charges TBA

Ground Rent: TBA



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             |         |           |

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