



- Two Double Bedrooms
- Open Plan Living Dining Area
- Separate Kitchen
- Close To Shops And Amenities
- Quiet Cul De Sac Location
- Parking For 2 Cars
- Ground Floor Apartment
- Communal Gardens

81 Campernell Close, Brightlingsea, Colchester, Essex. CO7 0TB.

This spacious and well-presented two bedroom apartment is situated in the popular town of Brightlingsea. Located near the local schools, shops and transport links, this apartment offers any new purchaser the luxury of being close to amenities. Internally this property does not disappoint, its main features are two double bedrooms, bathroom, separate kitchen, open planned living/dining and communal parking for a couple of cars. To avoid disappointment please do not hesitate to arrange a viewing.



Property Details.

Ground Floor

Entrance Hall

Access to storage cupboard and doors to:

Living/dining room



14' 6" x 11' 8" (4.42m x 3.56m) Bay window to front, radiator, contemporary electric fireplace, opening into kitchen ;

Kitchen



7' 3" x 8' 2" (2.21m x 2.49m) Window to front, range of eye and low level fitted units with solid oak work surface over, splash back tiles, feature Portuguese tiled flooring, inset ceramic butler sink, built in single oven and grill with induction hob over, space for washing machine, dishwasher and fridge freezer.

Bedroom one



10' 3" x 12' 8" (3.12m x 3.86m) Window to rear, radiator, walk through dressing area allowing space for wardrobe or further storage.

Property Details.

Bedroom Two



10' 10" x 11' 11" (3.30m x 3.63m) Window to rear, radiator, access to very spacious airing cupboard with radiator.

Bathroom



4' 5" x 8' 5" (1.35m x 2.57m) Heated towel rail, panelled bath with shower over head, W/C, wash hand basin.

Outside

Communal Gardens



This wonderfully presented ground floor apartment is fortunate enough to have access to communal gardens, which are very well maintained.

There are parking spaces for a couple of cars. The spaces are not allocated per flat so you are able to park in whichever space is free.

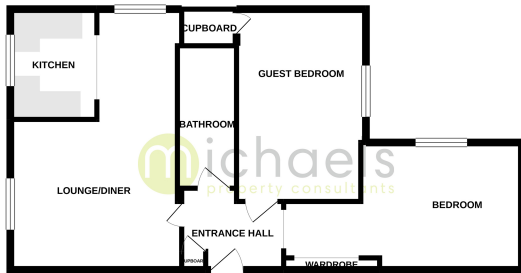
Lease Details

TBC.

Property Details.

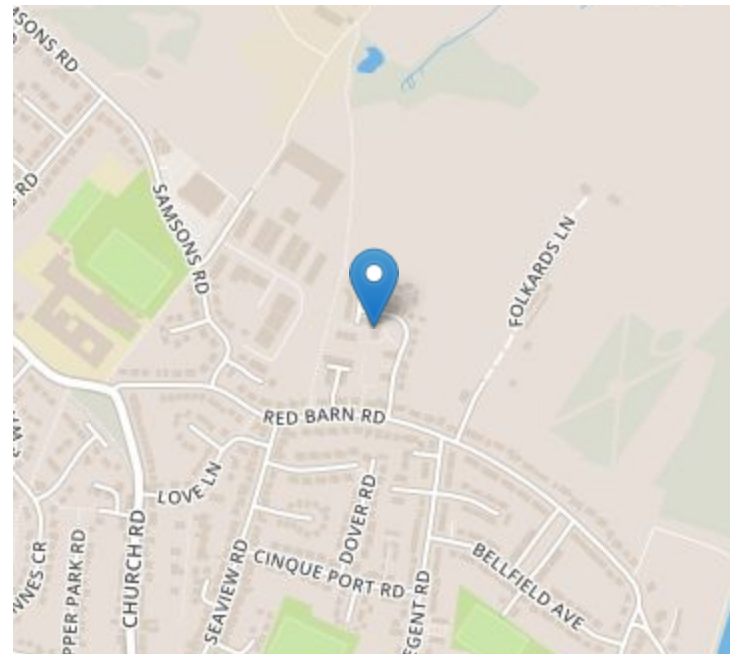
Floorplans

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA - 674 sq.ft. (62.6 sq.m.) approx.
We do not accept any liability for errors or omissions in this floor plan. Measurements are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.