



- Ground Floor Apartment
- Two Bedrooms
- Family Bathroom & En Suite to Master
- Carport & Parking For 2 Vehicles
- Modern Living
- Walking Distance Of Brightlingsea Town Centre & Beach Front
- Gas Central Heating
- 6 Years NHBC Remaining

## 20 Keats Crescent, Brightlingsea, Colchester, Essex. CO7 0FT.

Immaculately presented two bedroom ground floor apartment offering two double bedrooms and en suite to master. Positioned on the popular Hopkins Homes development. The properties highlights include carport with off road parking for two vehicles, open plan living, fitted kitchen, show home condition and communal gardens. Located within each reach to public transport, countryside walks, Town Centre, and Beach Front. Early viewing highly advised. Guide price £200,000- £210,000.



# Property Details.

## Living Accommodation

### Entrance Hall

5' 11" x 12' 07" (1.80m x 3.84m) Secure entrance hall with security phone entry system, composite front door opening into the apart with window to rear, airing cupboard, storage cupboard, radiator, doors leading to:

### Family Bathroom



7' 07" x 6' 03" (2.31m x 1.91m) Double glazed obscured window to rear, radiator, wall mounted fan, part tiled walls, fitted white suite including panelled bath, low level WC, wash hand basin.

### Living Room



13' 11" x 11' 11" (4.24m x 3.63m) Double glazed window to front and side, radiator, space for furniture and dining table.

### Kitchen



11' 09" x 7' 01" (3.58m x 2.16m) Double glazed window to rear, tiled floor, fitted kitchen including a range of wall and base units, laminate worktop, splash back, stainless steel sink with one and half bowl, Neff appliances inclining, oven, hop and cooker hood, space for washing machine, dish washer and fridge/freezer.

### Bedroom One



11' 03" x 10' 03" (3.43m x 3.12m) Double glazed window to front, radiator, fitted wardrobe, door to En Suite.

# Property Details.

## En Suite



7' 03" x 3' 10" (2.21 m x 1.17m) Radiator, tiled splash back, ceiling fan, shower cubical, wash hand basin and low level WC.

## Bedroom Two



10' 02" x 7' 10" (3.10m x 2.39m) Double glazed window to front, radiator, fitted wardrobe.

## Outside

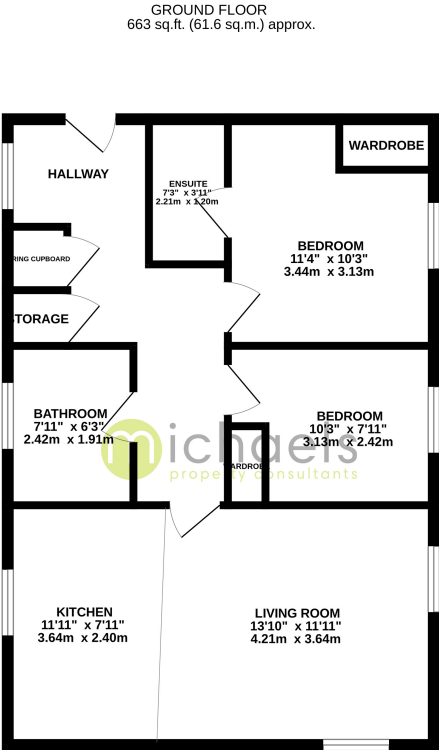
### Parking & Communal Gardens



The carport is located under the archway of the building to the rear creating two allocated parking spaces, plus space for visitors. The development also benefits from well kept grounds.

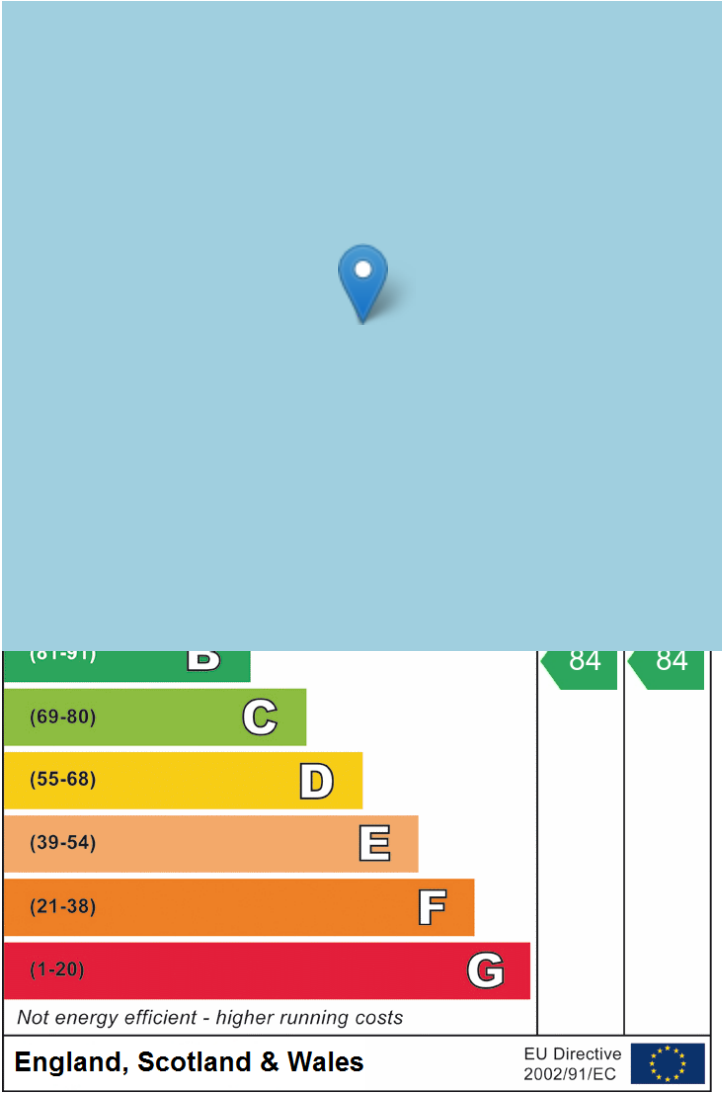
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location



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.