



- Modern Development
- First Floor Apartment
- Two Parking Spaces
- Open Plan Living
- Two Bedrooms
- En-Suite & Bathroom

**26 Keats Crescent, Brightlingsea,  
Colchester, Essex. CO7 0FT.**

A beautifully presented first floor apartment in this popular cul-de-sac in the waterside town of Brightlingsea. Built by Hopkins Homes just two years ago to a wonderful standard and offering stylish accommodation to include a 20ft open plan lounge/kitchen/diner, two bedrooms, en-suite to master, bathroom, ample storage, tow parking spaces and communal gardens and storage. Keys in branch for viewings which are highly recommended.



# Property Details.

## Ground Floor

### Communal Hall

Accessed via secure intercom and offering stairs to first floor.

## First Floor

### Entrance Hall

Airing cupboard, storage cupboard, window to rear, radiator, doors to.

## Lounge/Kitchen/Diner



20' 10" x 12' 0" (6.35m x 3.66m) Windows to front and rear, two radiators, carpet to living area, tiled floor to kitchen area. A range of fitted units and drawers with worktops over, inset sink and drainer, inset double oven, gas hob and extractor over, tiled splashbacks, matching eye level units, spaces and plumbing for further appliances.

# Property Details.

## Bedroom



11' 7" x 11' 7" (3.53m x 3.53m) Window to front, radiator, fitted wardrobe and door to.

## En-Suite



Window to front, heated towel rail, shower cubicle, close coupled WC, pedestal wash hand basin.

## Bedroom



10' 4" x 7' 9" (3.15m x 2.36m) Window to front, radiator, fitted wardrobe.

## Bathroom



Obscure window to rear, panel bath, close coupled WC, pedestal wash hand basin, half tiled walls, heated towel rail.

## Outside

### Parking



Two Parking Spaces.

### Communal

Bin storage, bike storage, communal gardens.

### Leasehold

2022 Service Charge was £994 the ground rent is £130 per annum and the lease has 123 years left to run.

# Property Details.

## Floorplans

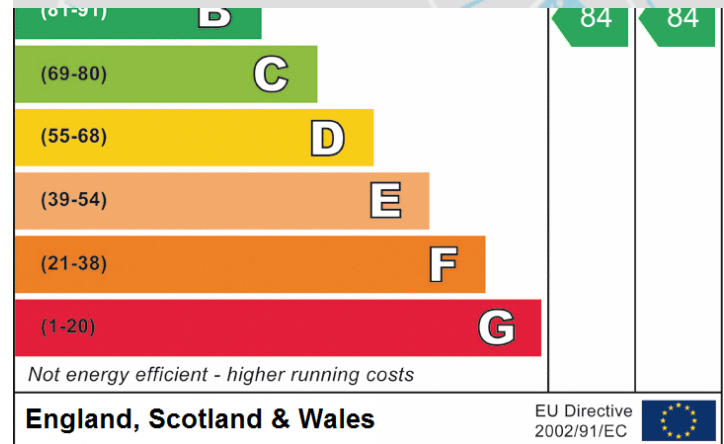
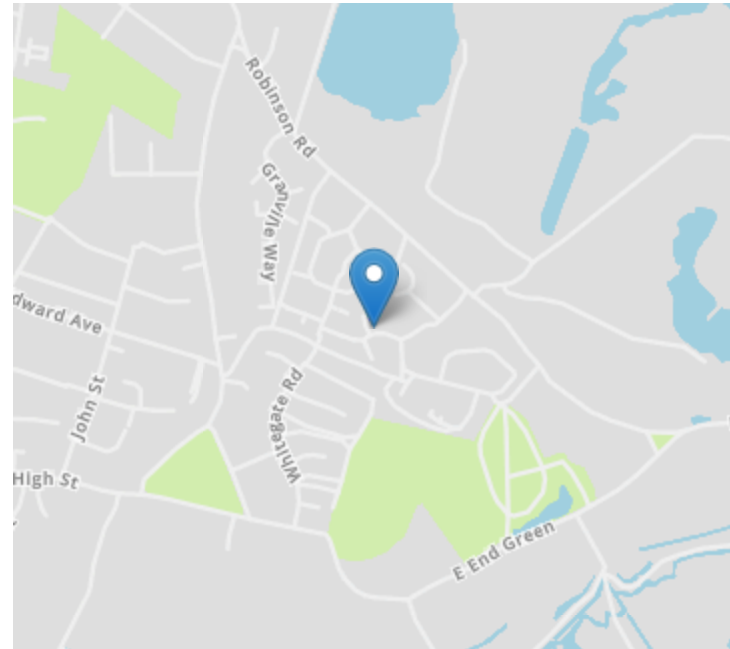
GROUND FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
Made with Metropix ©2023.

## 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.