



Jackson & Co

**41 Campernell Close**  
Brightlingsea, Colchester, CO7 0TB

- TOP FLOOR APARTMENT
- DOUBLE BEDROOM
- 14' X 10' LOUNGE
- MODERN KITCHEN

**£97,500**

EPC Rating 'TBC'





## Property Description

### ENTRANCE HALL

With entrance door from communal stair flight, access to loft space, perfect for additional storage.

### LOUNGE

14' 1" x 10' 3" (4.29m x 3.12m) Double glazed window to the rear, storage heater,(not tested).

### KITCHEN

8' 5" x 6' 10" (2.57m x 2.08m) Fitted with modern units with work surfaces with cupboards and drawers under, wall mounted cabinets, cooker space, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear, airing cupboard.

### BEDROOM

12' 6" x 10' 7" (3.81m x 3.23m) Two double glazed windows to the front, storage heater.

### BATHROOM

Fitted with a modern three piece suite in white comprising

of hand basin, low level WC, panelled bath with electric shower unit over, extractor fan.

**OUTSIDE**

There are communal gardens and parking within the development.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.