

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX
Telephone: 01206 302639 'Fax: 01206 302874
E-mail: info@lucasestates.com Website: www.lucasestates.com



55 CAMPERNELL CLOSE, BRIGHTLINGSEA, ESSEX
A REFURBISHED 1 BEDROOM 2ND FLOOR FLAT TO LET AT
£650 PER CALENDAR MONTH (EXCLUSIVE) UNFURNISHED

- | | | |
|--|--------------------|---|
| * LOUNGE 14'3" x 10'3" MAX. | * BATHROOM/W.C. | * |
| * KITCHEN 10'10" x 7' MAX WITH OVEN AND HOB | | * |
| * BEDROOM 12'5" x 10'5" WITH BUILT IN WARDROBE | | * |
| * ELECTRIC STORAGE HEATERS | * D/GLAZED WINDOWS | * |
| * NEWLY DECORATED | * PARKING SPACE | * |

**RENTAL: THE PROPERTY WILL BE LET ON A 12 MONTH SHORTHOLD TENANCY
AT A RENTAL OF £650 PER CALENDAR MONTH (EXCLUSIVE) PAYABLE IN ADVANCE.
£750 DEPOSIT REQUIRED**

NOTE: NO SMOKERS NO PETS COUNCIL TAX BAND A
VIEWING STRICTLY BY APPOINTMENT THROUGH LUCAS ESTATE AGENTS E&OE

Property Misdescription Act

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.

ESTABLISHED 1935

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