



DESCRIPTION:

A VIDEO TOUR IS AVAILABLE TO VIEW ON THIS APARTMENT! Blake & Thickbroom are pleased to be offering, in their opinion, this beautifully presented Two Bedroom Ground Floor Apartment situated within the former Grand Hotel. The building dates back to 1890's with a circa 2000 conversion being sympathetically carried out and retaining many of the original features to be expected of a Grade II listed building. The property also affords it's own private access and secure basement storage room. An internal inspection is warranted to fully appreciate the quality and size of accommodation on offer. NO ONWARD CHAIN

DIRECTIONS:

PROCEED FROM Clacton town centre via Marine Parade East, follow the seafront road for short distance and you will find The Grand situated on the left hand side on the corner of Thoroughgood Road.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * 15'3 x 11'10 MASTER BEDROOM with LUXURY EN-SUITE SHOWER ROOM *
- * 11'3 x 8' BEDROOM TWO *
- * 26'6 ENTRANCE HALL with ORIGINAL STAINED GLASS & WOOD PANELS *
- * 17'2 x 12'1 LOUNGE with SEA VIEWS *
- * NEW BATHROOM with CLAW FOOT BATH *
- * 13'3 x 12'3 RE-FITTED KITCHEN with INTEGRATED APPLIANCES & QUARTZ WORK SURFACES *
- * PRIVATE BASEMENT STORAGE * GAS HEATING *
- * SECONDARY GLAZING *
- * SEA VIEWS * ALLOCATED PARKING * VIEWING RECOMMENDED *
- * NO ONWARD CHAIN * SOLE AGENTS *

DUAL ENTRANCE:

Access to the apartment can be via the communal entrance operated by video intercom or via private side entrance door.

ENTRANCE HALL: 26'6 (8.08m) x 6'0 (1.83m)

Entrance door, radiator, fitted storage cupboard, restored stained glass feature partion, doors to all rooms.

LOUNGE: 17'2 (5.23m) x 12'1 (3.68m)

Radiator, timber fire surround with cast insert, ornate delph rail and cornice, attractive fitted shelving to one wall, bay window to side affording sea view.

KITCHEN: 13'3 (4.04m) x 12'3 (3.73m)

Complete re-fitted with a range of white high gloss finished laminated fronted units, quartz style work surfaces and matching breakfast bar, inset sink unit with mixer taps over, cupboards, pan drawers storage space under, range of matching eye level cupboards, integrated gas hob and double oven, integrated fridge, freezer, washing machine and dishwasher, concealed wall mounted gas boiler, radiator, window to side and door to:

PRIVATE SIDE LOBBY:

Restored stained glass panel above. Further door to outside affording immediate access to the seafront.

BEDROOM ONE: 15'3 (4.65m) x 11'10 (3.61m)

Radiators, elevated fitted wardrobes, ornate picture rails and cornice, large bay window to side. Door to:

EN-SUITE SHOWER ROOM:

Completely refurbished with glazed walk-in shower enclosure, hanging low level wc, large hanging wash basin with fitted furniture under and mono tap over, tiled walls, tiled flooring, radiator, stained glass window to rear.

BEDROOM TWO: 11'3 (3.43m) x 8'0 (2.44m)

Radiator, window to side.

BATHROOM:

Completely refurbished with claw-foot bath with floor standing taps over, low level wc, vanity wash basin with cupboards under, wood panelling to one wall, radiator, fitted airing cupboard, window to side.

OUTSIDE:

Basement storage can be found via communal entrance hall. Allocated parking can be found within close proximity to the side entrance door.

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AGENTS NOTES:

Material information for this property.
Tenure is Freehold.
Council Tax Band: D.
Services connected.
Electricity: Yes.
Gas: Yes.
Water: Yes.
Sewerage Type: Mains.
Telephone and Broadband coverage: Yes. Prospective purchasers should be directed to web site Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - Yes: Ground rent charge: £231 per annum. Service chare: £2784 Per annum including building insurance.
Non standard property features to note: Yes the flat has a balance of a 199 year lease granted in 2003 approximately 177 years remaining.







