



BLAKE & THICKBROOM



**ERNEST LUFF COURT, LUFF WAY,  
WALTON ON THE NAZE, ESSEX, CO14 8FU  
£200,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering exclusively to buyers over the age of 60, this deceptively spacious terraced retirement bungalow, conveniently located within Frinton Homelands and just a stone's throw from the Triangle shopping centre and bus stops. The property boasts a new kitchen, fitted by the current owners as well as a Southerly facing private rear garden. An internal viewing is recommended to fully appreciate the convenient location and impeccable presentation of this property.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade East for approx one mile leading into Kings Parade. Continue to the end of Kings Parade, taking the second exit on the right hand side of the mini roundabout onto B1032 Frinton & Walton Road. Proceed across the marshes, through the village of Gt Holland. Continue along the road for approx two miles, under the railway bridge turning right at the next mini roundabout into Frinton Road. Upon reaching Frinton Railway Gates roundabout turn left into Elm Tree Avenue, proceed a short distance turning right into Rochford Way at the Triangle Shopping Centre. Proceed a short distance along Rochford Way, left into Garden Road, first left again into Luff Way and access to the development will be found immediately on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

- \* 11'7 x 11'5 BEDROOM with FITTED WARDROBES \*
- \* 16'7 x 11'2 LOUNGE / DINER with FRENCH DOORS TO REAR GARDEN \*
- \* REFITTED KITCHEN with BUILT-IN HOB AND OVEN \*
- \* SHOWER ROOM \*
- \* GAS HEATING SYSTEM \* DOUBLE GLAZED THROUGHOUT \*
- \* PRIVATE ENCLOSED REAR GARDEN \*
- \* COMMUNAL PARKING \*
- \* JUST A STROLL TO TRIANGLE SHOPPING CENTRE & BUS STOPS \*
- \* EXCLUSIVELY AVAILABLE TO THE OVER 60s \*
- \* VIEWING RECOMMENDED \* SOLE AGENTS \*

PLEASE NOTE FLOORPLAN IS FOR GUIDELINE PURPOSES ONLY AND THERE IS NO WINDOW IN THE KITCHEN TO THIS PROPERTY \*

**ENTRANCE HALL:**

Composite style low entry entrance door to entrance hall. Radiator. Vinyl tiled flooring. Walk in storage cupboard with plumbing for washing machine. Doors to all rooms.

**BEDROOM:** 11'7 (3.53m) x 11'5 (3.48m)

Radiator. Fitted wardrobe with mirror fronted doors. Double glazed window to front.

**SHOWER ROOM:**

Fitted with glass walk-in shower enclosure, pedestal wash basin, low level WC. Heated towel rail. Vinyl tiled flooring. Shaver point. Natural light tunnel above.

**LOUNGE/DINER:** 16'7 (5.05m) x 10'2 (3.10m)

(plus door recess). Radiator. Double glazed windows to rear overlooking rear garden and further double glazed door leading to enclosed rear garden, further open plan access to the kitchen.

**KITCHEN:** 9'6 (2.90m) x 6'5 (1.96m)

Refitted by the current owners with a range of laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, soft closing cupboards, drawers and storage space under, range of matching eye level cupboards, matching breakfast bar, integrated four ring gas hob with oven under. Radiator. Tiled splashbacks. Space for tall fridge freezer.

**OUTSIDE:**

Open plan lawned front garden with parking to the side of the complex for residents and visitors. Rear garden with astro turf, paved patio area, outside lighting, outside power points, enclosed by wooden fencing.

**AGENTS NOTES:**

Material information for this property.

Tenure Freehold.

Council Tax Band A.

EPC Rating B.

Services Connected.

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone & Broadband coverage - Yes. Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. We are advised there is an annual charge of £250 in order to maintain communal areas.

Non standard property features to note - Yes. Occupiers must be at least 60 years of age.

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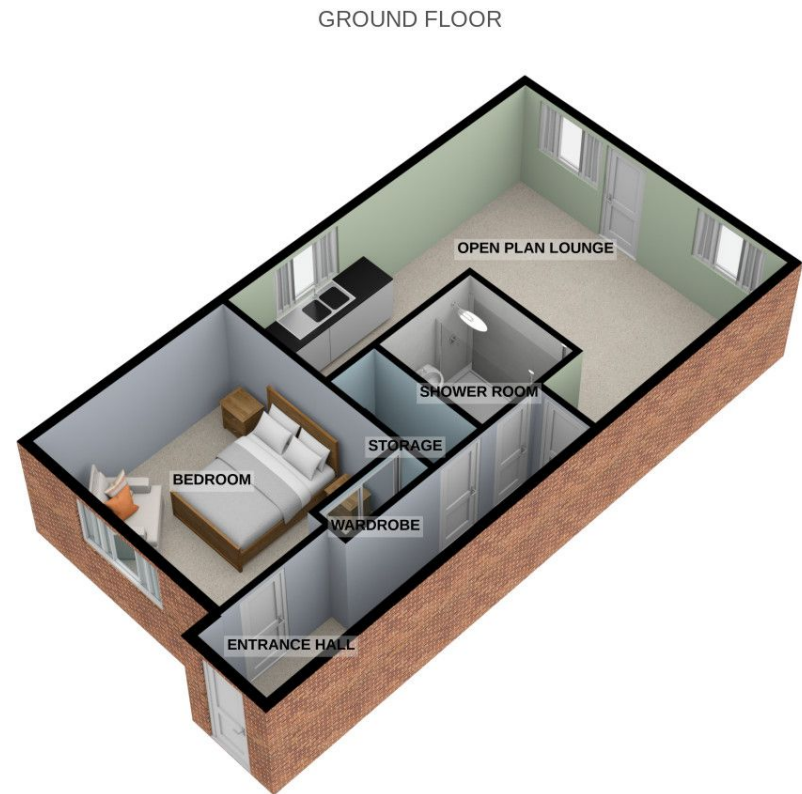
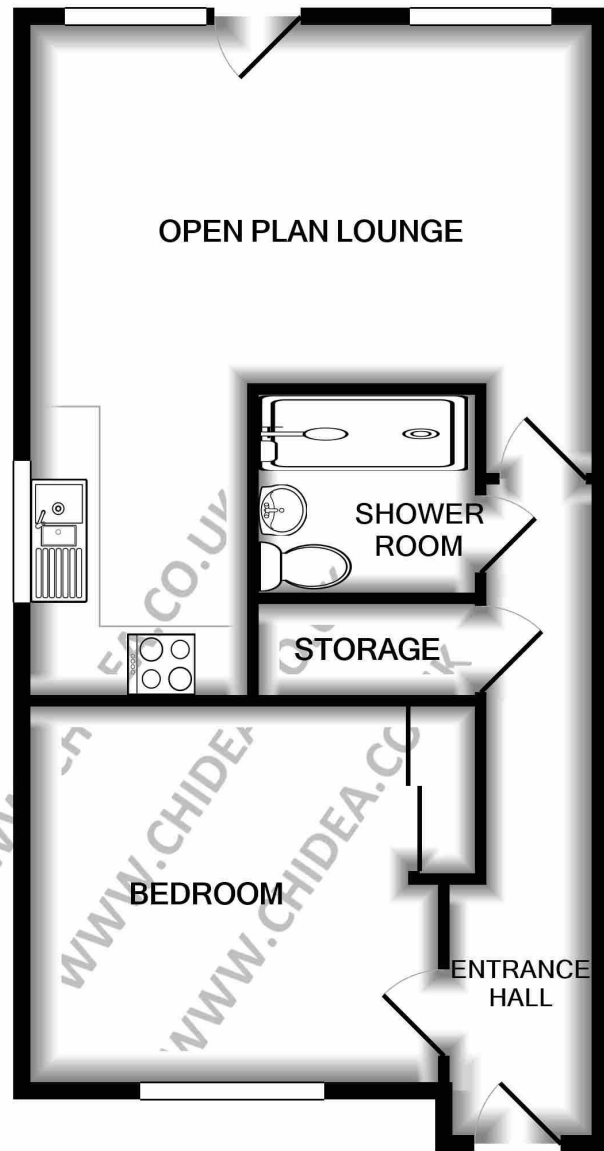












For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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