



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this modern purpose built first floor apartment situated within a stone's throw of Clacton on Sea's seafront. The property benefits from two bedrooms, en suite bathroom, secure underground parking and balcony with partial sea views.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East. After a short distance turn left into Vista Road and the development entrance can be found on the right hand side.

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

- \* 17'8 x 9'3 BEDROOM ONE with BUILT IN WARDROBES \*
- \* REFITTED EN SUITE BATHROOM \*
- \* 10'6 x 8'9 BEDROOM TWO \* 14'1 x 12'4 LOUNGE \*
- \* 7'5 REFITTED KITCHEN with APPLIANCES \* UTILITY ROOM WITH WC \*
- \* GAS HEATING SYSTEM (new gas boiler fitted April 2024) \* DOUBLE GLAZING \*
- \* BALCONY AFFORDING PARTIAL SEA VIEWS \* SECURE UNDERGROUND PARKING \*
- \* APPROX 100 YEARS REMAINING ON THE LEASE \* SOLE AGENTS \*
- \* IMPECCABLE PRESENTATION \* VIEWING RECOMMENDED \*

**COMMUNAL ENTRANCE:**

Entry phone to communal entrance. Communal stair flight and lift to all floors. Entrance door to entrance hall.

**ENTRANCE HALL:**

Wood panelled flooring. Built in storage cupboard. Radiator. Doors to all rooms.

**LOUNGE:** 14'1 (4.29m) x 12'4 (3.76m)

Radiator. Window and door to balcony affording partial sea view and arch leading to kitchen.

**KITCHEN:** 7'5 (2.26m) x 6'4 (1.93m)

Refitted with a range of white high gloss finish laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit and mixer taps, cupboards, drawers and storage space under, range of matching eye level cupboards, work surface lighting under, concealed wall mounted gas boiler, fitted in April 2024, integrated induction hob with extractor canopy above, further built in oven.

**UTILITY ROOM:**

Fitted with a range of white laminated fronted units comprising of laminated work surfaces with inset sink unit and cupboards under, range of matching eye level cupboards. Radiator. Plumbing for automatic washing machine. Enclosed WC.

**BEDROOM ONE:** 17'8 (5.38m) x 9'3 (2.82m)

(narrowing to fitted wardrobes) Radiator. Window to rear, door to en suite bathroom.

**EN SUITE BATHROOM:**

Refitted with a white coloured suite comprising of panelled bath with mixer taps and further wall mounted shower unit above and shower screen, enclosed low level WC, vanity wash basin with monobloc tap and cupboards under. Laminated flooring. Fitted storage unit. Chromium effect radiator.

**BEDROOM TWO:** 10'6 (3.20m) x 8'9 (2.67m)

Radiator. Picture window and door affording access to balcony offering partial sea views.

**OUTSIDE:**

The development is accessed from Vista Road with gated under ground parking affording allocated parking space. Additional visitors parking can be found to the rear of the building.

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**AGENTS NOTES:**

Material information for this property  
Tenure Leasehold. 125 year lease granted on 24th June 2001.  
Council Tax Band C.  
EPC Rating C.  
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](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.  
Any additional property charges - Yes. We have been advised that the current ground rent is £100 per annum, the current level of service charge is approximately £1,800 per year, normally paid half yearly.  
Non standard property features to note - None.

Please note prospective purchasers must confirm with their legal representatives that the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.











