



THE GRAND, 73 MARINE PARADE EAST,
CLACTON-ON-SEA, ESSEX, CO15 6JT
£280,000 (Asking Price)

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale, this beautifully presented two bedroom first floor seafront apartment situated in the former Grand Hotel. The building dates back to the 1890s with a circa 2000 conversion being sympathetically carried out, retaining many of the original features to be expected of a Grade II Listed building. The property also affords stunning sea views from all windows and has its own private secure basement storage room. An internal inspection is warranted to fully appreciate the quality and size of accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for approximately a quarter of a mile and The Grand will be found on the left hand side on the corner of Marine Parade East and Thoroughgood Road.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * 16'7 x 9' MASTER BEDROOM WITH ENSUITE BATHROOM *
- * 15'8 x 10'5 BEDROOM TWO *
- * 17'7 x 16'9 LOUNGE * SHOWER ROOM *
- * 22'11 x 13' KITCHEN DINER WITH APPLIANCES *
- * TWO BALCONIES SOUTH AND WEST FACING WITH STUNNING SEA VIEWS *
- * 16'4 x 15'4 PRIVATE BASEMENT STORAGE *
- * GAS HEATING VIA RADIATORS * SECONDARY DOUBLE GLAZING *
- * ALLOCATED PARKING * VIEWING RECOMMENDED * NO ONWARD CHAIN * SOLE AGENTS *

COMMUNAL ENTRANCE:

Dual access to the apartment can be from the front main communal entrance operated by video intercom or via side entrance door.

ENTRANCE HALL:

Two radiators. Airing cupboard. Doors to all rooms.

BEDROOM ONE: 16'7 (5.05m) x 8'0 (2.44m)

(plus 1' into wardrobe recess). Radiator. Fitted wardrobes. Two secondary double glazed windows to side. Door to:

EN SUITE BATHROOM:

Fitted with panelled bath with shower screen and shower attachment, low level WC, pedestal hand wash basin. Radiators. Extractor fan. Part tiled walls.

BEDROOM TWO: 15'8 (4.78m) x 10'5 (3.18m)

Radiator. Fitted wardrobe. Two secondary double glazed windows to side.

LOUNGE: 17'7 (5.36m) x 16'9 (5.11m)

Radiator. Electric fire with tiled base and wooden surround. Three secondary double glazed windows to front affording sea views.

SHOWER ROOM:

Fitted with shower tray and shower attachment, low level WC, pedestal hand wash basin. Radiator. Extractor fan. Part tiled walls. Secondary double glazed window to side.

KITCHEN DINER: 22'11 (6.99m) x 13'0 (3.96m)

Fitted with a range of laminated fronted units comprising of laminated rolled edge work surfaces with one and a half bowl sink drainer unit with cupboards, drawers and storage space below, range of eye level cupboards, integral dishwasher, low level oven, four ring gas hob with extractor hood above, low level integrated fridge and freezer. Part tiled walls. Two radiators. Three secondary glazed windows to front and two secondary glazed double doors leading to both balconies.

BALCONY ONE:

South facing affording stunning sea views over Clacton on Sea's beaches.

BALCONY TWO:

West facing affording stunning sea views over Clacton on Sea's beaches.

PRIVATE BASEMENT ROOM: 16'4 (4.98m) x 15'4 (4.67m)

Power and light connected.

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AGENTS NOTES:

Tenure is Leasehold.
Council Tax Band E.
EPC Rating D.
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage type: Mains
Telephone and broadband coverage: Yes
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Lease Granted January 2003 for 199 years .
We understand the current level of Service Charge is £2216 per six months, Ground Rent is £231 PA, Buildings Insurance Approx £750 PA.

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.

AN ENERGY PERFORMANCE CERTIFICATE WILL BE AVAILABLE TO VIEW ON LINE AT www.blake-thickbroom.co.uk AND THEN REFER TO PROPERTY ADDRESS.









8, THE GRAND, MARINE PARADE EAST, CLACTON-ON-SEA, ESSEX, CO15 6JT

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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