



BLAKE & THICKBROOM



**ARCADE MANSIONS,  
STATION ROAD, ESSEX, CO15 1SU  
£134,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk  
<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering for sale this four bedroom second floor flat, being sold with a tenant in situ, who are currently paying £800/month on a 12 month tenancy renewed in December 2023. The property has a balance of a 125 year lease lease, granted in 2016. In the valuer's opinion, the property is an ideal Buy to Let investment. producing a yield of 5.25 % after ground rent and service charge deductions. An early inspection is warranted to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Station Road. The property will be found on the corner of Station Road and Rosemary Road. Turn left under Arcade Mansions and the property entrance door will be found on the right hand side.

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

\* BEDROOM ONE 16'3 x 14'4 \* BEDROOM TWO 14'5 x 12'6 \*

\* BEDROOM THREE 14'1 x 6'10 \*

\* BEDROOM FOUR / DINING ROOM 10'3 x 7'1 \*

\* KITCHEN 10'2 x 6'3 \*

\* GAS CENTRAL HEATING \* DOUBLE GLAZING \*

\* BALANCE OF 125 YEAR LEASE \* BEING SOLD WITH TENANT IN SITU \* TOWN CENTRE LOCATION \*

**COMMUNAL ENTRANCE:**

Communal entrance door leading to communal entrance hall. Stairs leading to all floors. The property is located on the second floor. Entrance door leading to entrance hall.

**ENTRANCE HALL:**

Radiator. Two storage cupboards, one housing wall mounted combi boiler. Replacement double glazed window to side. Doors to all rooms.

**LOUNGE:** 14'4 (4.37m) x 12'6 (3.81m)

Radiator. Two replacement double glazed windows to front. Door to master bedroom.

**BEDROOM ONE:** 16'3 (4.95m) x 14'4 (4.37m)

Radiator. Two replacement double glazed windows to front.

**BEDROOM FOUR DINING ROOM:** 14'5 (4.39m) x 12'6 (3.81m)

Radiator. Replacement double glazed window to front.

**BEDROOM THREE:** 14'1 (4.29m) x 6'10 (2.08m)

Radiator. Replacement double glazed window to rear.

**BEDROOM TWO:** 10'3 (3.12m) x 7'1 (2.16m)

Radiator. Replacement double glazed window to rear.

**KITCHEN:** 10'2 (3.10m) x 6'3 (1.91m)

Fitted with a range of laminated fronted units comprising of rolled edge laminate work tops with single drainer sink unit with cupboards and storage below, range of eye level cupboards. Single glazed window to side.

**BATHROOM:**

Fitted with panelled bath with shower attachment, pedestal hand wash basin, low level WC. Radiator. Part tiled walls. Replacement double glazed window to side.

**AGENTS NOTES:**

Material Information for this property.

Tenure is Leasehold. 125 years from 13th January 2016

Council Tax Band B. 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 to [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

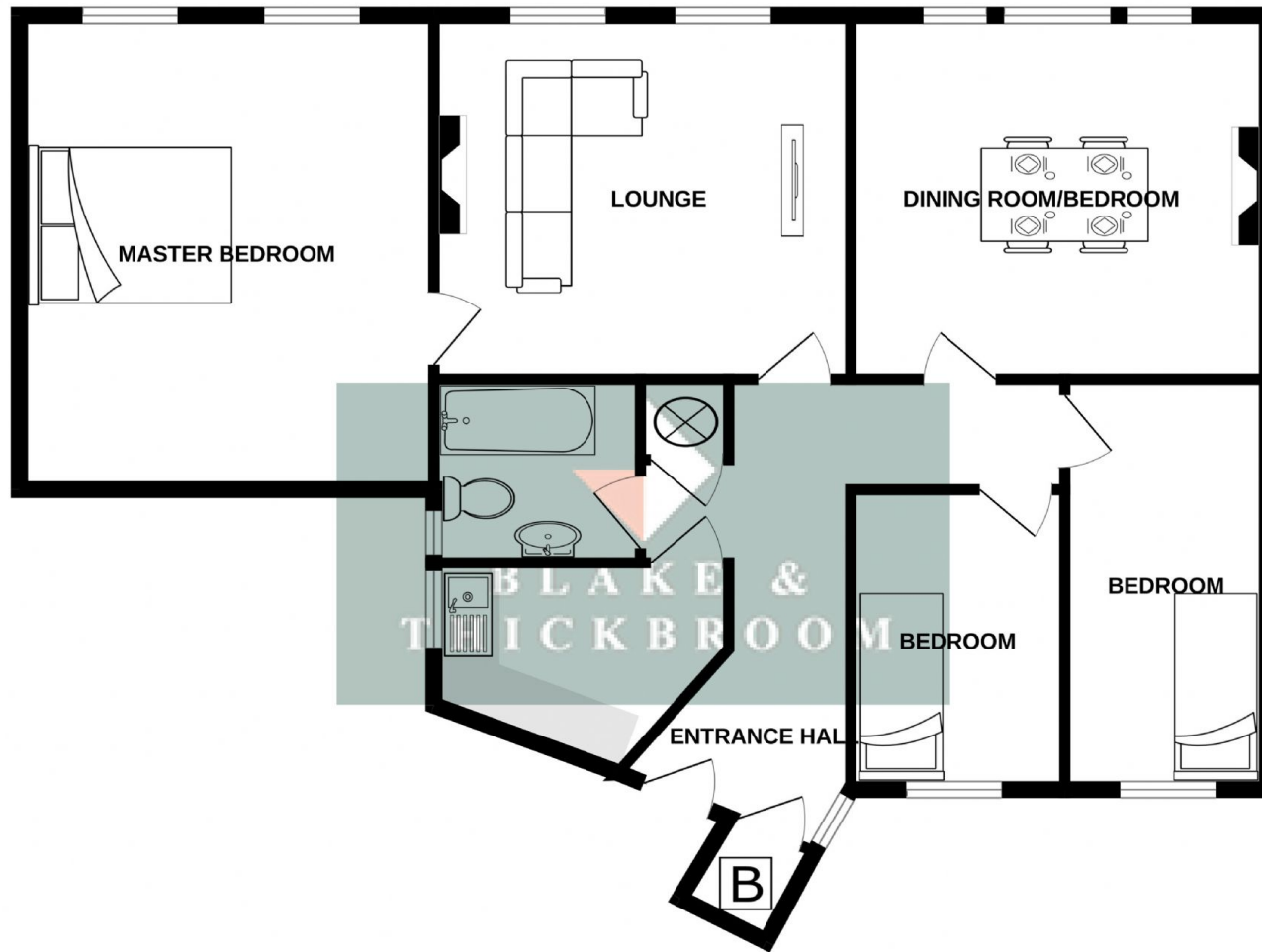
Additional property charges - Yes

Service charges for period 1st January 2024-31st December 2024 is £2,305.83 and ground rent is £250 PA.

Non standard property features to note - No



# SECOND FLOOR



ARCADE MANSIONS, STATION ROAD, CLACTON-ON-SEA, ESSEX, CO15 1SU

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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