



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this over 55s one bedroom ground floor flat, conveniently located within walking distance of Clacton's town centre with shopping facilities. The property is being offered for sale with no onward chain and a viewing is recommended.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Pier Avenue, as you approach Aldi Supermarket on the right turn sharp left into Old Road, then first right into Castle Road, proceed to the end of Castle Road to find the Castle Court development.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * BEDROOM 15' x 8'8 * LOUNGE 16'11 x 10'6 *
- * KITCHEN 7'11 x 5'11 * SHOWER ROOM *
- * ELECTRIC HEATING * DOUBLE GLAZING *
- * PARKING * DOUBLE GLAZING *
- * GROUND FLOOR * OVER 55s *
- * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE:

Communal entrance, communal parking and gardens to front and side. Entrance door leading to:

ENTRANCE HALL:

Storage cupboard housing storage heater. Doors to all rooms.

BEDROOM: 15'0 (4.57m) x 8'8 (2.64m)

Electric heater. Fitted wardrobes. Replacement double glazed window to rear.

LOUNGE: 16'11 (5.16m) x 10'6 (3.20m)

Electric heater. Replacement double glazed window to rear. Access to kitchen.

KITCHEN: 7'11 (2.41m) x 5'11 (1.80m)

Modern fitted kitchen comprising of white laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, fitted oven, electric hob with extractor hood above. Part tiled walls.

SHOWER ROOM:

Fitted with a shower tray with shower attachment, pedestal hand wash basin, low level WC. Fully tiled walls. Replacement double glazed window to front.

OUTSIDE:

Automated barriers affording vehicular access to communal parking area with communal gardens down to the rear. Communal residents' lounge is found on the ground floor overlooking gardens.

AGENTS NOTES:

Material information for this property.
Tenure Leasehold.
Council Tax Band A.
EPC Rating C.
Services Connected.
Electricity - Yes.
Gas - No.
Water - Yes.
Sewerage type - Mains.
Telephone & Broadband coverage - unknown probate sale
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of telephone and broadband for this property.
Any additional property charges - Yes
Residents must be over the age of 55. 99 year lease granted 01/04/1990. We have been advised the service charges are £3216.17 from July 2023 to June 2024.
Non standard property features to note - No



