



BLAKE & THICKBROOM



WOODLYN COURT,
FRINTON ROAD, ESSEX, CO15 5UT
£195,000 (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 delighted to be offering for sale this purpose built first floor maisonette situated in the highly regarded area of Holland on Sea. The property is conveniently located within walking distance of local shops and bus routes leading to Clacton's town centre and is also being offered for sale with no onward chain. An internal inspection is warranted to fully appreciate the accommodation on offer.

DIRECTIONS:

Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts to Kings Parade. Continue along Kings Parade, passing the Kingscliff Hotel on the left hand side. Turn left into York Road, at the far end turn right into Frinton Road. Proceed past Norman Road on the left hand side before finding Woodlyn Court set back on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * SHOWER ROOM * SEPARATE WC *

* 12'10 x 10'1 KITCHEN * 17'8 x 10'11 LOUNGE *

* SOUTH FACING BALCONY * BALANCE OF 999 YEAR LEASE *

* GAS HEATING * DOUBLE GLAZING *

* GARAGE IN BLOCK * COMMUNAL GARDENS *

* VIEWING RECOMMENDED *

ENTRANCE LOBBY:

Replacement double glazed entrance door to entrance lobby. Stair flight to first floor landing.

ENTRANCE HALL:

Radiator, storage cupboard, doors to all rooms. Replacement double glazed door to balcony.

BEDROOM ONE: 12'11 (3.94m) x 10'10 (3.30m)

Radiator, two separate storage cupboards, replacement double glazed window to front.

BEDROOM TWO: 12'0 (3.66m) x 9'10 (3.00m)

Radiator, replacement double glazed window to rear.

SEPARATE WC:

High level WC, melamine panelled walls, replacement double glazed window to rear.

SHOWER ROOM:

Double width shower cubicle, heated towel rail, storage cupboard, melamine panelled walling, extractor fan. Replacement double glazed window to rear.

KITCHEN: 12'10 (3.91m) x 10'1 (3.07m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Wall mounted gas boiler, access to loft, part tiled walls, radiator. Replacement double glazed window to rear.

LOUNGE: 17'8 (5.38m) x 10'11 (3.33m)

Two radiators, electric fire, replacement double glazed window to front.

BALCONY:

Enjoys a southerly facing aspect

OUTSIDE:

Woodlyn Court is set back from the Frinton Road with substantial communal lawned gardens to the front. Private service road leading to the side of the building to the garage block. Communal parking and drying area. The garage number 8 is located in block with up and over door.

AGENTS NOTES:

Material information for this property

Tenure is Leasehold. Council Tax Band C.

EPC Rating C.

Services connected

Electricity - Yes

Gas - Yes

Water- Yes

Sewerage type - Mains

Telephone and Broadband coverage - unknown due to property being vacant

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes

A 999 year lease was granted on 25th December 1970. The lease on this property has a stipulation for no pets permitted

Service charges for year December 2023 to December 2024 are £1,336.

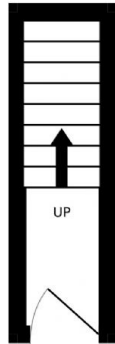
A fixed ground rent of £15 PA.





GROUND FLOOR

1ST FLOOR



WOODLYN COURT, 153, FRINTON ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5UT

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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