



BLAKE & THICKBROOM



**ALBANY CHASE,  
HOLLAND ROAD, ESSEX, CO15 6HD  
£180,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>



**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this beautifully presented two bedroom ground floor flat situated in this sought after established block on the Eastern outskirts of Clacton's town centre. The property is conveniently located within a short walk of Clacton's regenerated seafront with bus route leading to Clacton's town centre and mainline railway station leading to London Liverpool Street. An early viewing is advised to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the High Street. Straight across the traffic lights into the second part of the High Street leading into Holland Road. Continue along Holland Road for approximately quarter of a mile and Albany Chase can be found as an established block of flats on the left hand side.

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

\* TWO DOUBLE BEDROOMS \* 16'5 x 11'11 LOUNGE \*

\* 10'9 x 9'11 REFITTED KITCHEN \*

\* BATHROOM \* SEPARATE WC \*

\* GAS HEATING \* NEW BOILER INSTALLED IN 2022 \*

\* DOUBLE GLAZING \*

\* COMMUNAL CAR PORT PARKING \* COMMUNAL GARDENS \*

\* WALK TO SEAFRONT \* SOLE AGENTS \*

\* BALANCE OF 999 YEAR LEASE \*

**COMMUNAL ENTRANCE:**

Part glazed communal entrance door to communal hallway, further entrance door to:

**ENTRANCE HALL:**

Radiator. Two storage cupboards. Doors to all rooms.

**BEDROOM ONE:** 14'11 (4.55m) x 12'0 (3.66m)

Radiator. Fitted wardrobe. Replacement double glazed window to front.

**BEDROOM TWO:** 11'11 (3.63m) x 10'0 (3.05m)

Radiator. Tiled flooring. Replacement double glazed window to rear.

**LOUNGE:** 16'5 (5.00m) x 11'11 (3.63m)

Radiator. Electric fire with tiled base and surround. Replacement double glazed window and door to front.

**KITCHEN:** 10'9 (3.28m) x 9'11 (3.02m)

Modern fitted kitchen comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards. Radiator. Wall mounted combi boiler (fitted in 2022). Two storage cupboards. Replacement double glazed window and door to rear.

**BATHROOM:**

Comprising of panelled bath with shower attachment, electric shower, pedestal hand wash basin. Radiator. Part tiled walls. Replacement double glazed window to rear.

**CLOAKROOM:**

Fitted with a low level WC. Radiator. Part tiled walls. Replacement double glazed window to rear.

**OUTSIDE:**

Communal gardens to the front, rear and side of the block, accessed from Southcliff Park with shared driveway leading to car port in a block providing parking.

**AGENTS NOTES:**

Material information for this property

Tenure: Leasehold. Council Tax Band B.

EPC Rating C.

Services connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage -

Prospective purchasers should be directed to website [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 understand there is a balance of a 999 year lease granted in 1966

Property has ground rent and service charges.

Ground rent:£10 per annum.

Service charge for last year was £1086 per annum.

Non standard property features to note: No.





