



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this over 55's ground floor purpose built studio flat situated in this modern retirement complex. The property is conveniently located within a short walk of Holland's seafront, local shops and bus routes leading to Clacton's town centre. The property is also being offered for sale with no onward chain. As the vendors chosen sole agents an early viewing is recommended.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East, follow the seafront road for some distance where it converts into Kings Parade. Continue along Kings Parade for its entirety and at the roundabout turn left into Frinton Road. First right into Hall Crescent and The Lodge can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * 9'8 x 6'2 BEDROOM * 15'6 x 8'3 LOUNGE/KITCHEN/DINER *
- * BATHROOM * GROUND FLOOR STUDIO * DOUBLE GLAZING *
- * OVER 55'S * PARKING * COMMUNAL PARKING *
- * NO ONWARD CHAIN * SOLE AGENTS *

COMMUNAL ENTRANCE:

Communal entrance door to reception area. Doors to in house communal restaurant and manageress office, further hallway leading to entrance door to entrance hall.

ENTRANCE HALL:

Airing cupboard, access to:

BEDROOM: 8'9 (2.67m) x 6'2 (1.88m)

BATHROOM:

Low level WC, pedestal hand wash basin, panelled bath, tiled walls, extractor fan.

LIVING/KITCHEN/DINER: 15'6 (4.72m) x 8'3 (2.51m)

Fitted kitchen comprising cream coloured laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Cupboard, drawers and storage space under. Built in electric hob. Double glazed windows and door to front.

OUTSIDE:

Communal gardens to the front, side and rear of the complex. Small paved patio. Parking at the entrance of the development.

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AGENTS NOTES:

Material information for this property

Tenure is Leasehold. Council Tax Band: A. EPC: TBC

Services Connected

Electricity - Yes

Gas- No

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - Unknown to the 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

We have been advised current maintenance charges and ground rent is £5,200.00 per annum

Non standard property features to note - Yes

The property is age restricted you need to be over the age of 55 to live in the property for personal use only

Lease has a balance of 125 years commencement was 1st June 1988 approx 89 year remaining.



