



BLAKE & THICKBROOM



**LANGTRY COURT,
THOROUGHGOOD ROAD, ESSEX, CO15 6JX
£175,000 (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 well presented two bedroom top floor apartment benefiting from a balcony with beautiful sea views. The property is being offered for sale with no onward chain and an internal inspection is recommended to fully appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance turning left into Thoroughgood Road. The building can be found immediately on the right hand side. Proceed into the main access to the building and a allocated parking space will be displayed.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * EN SUITE *

* 18' x 11'4 LOUNGE * 7'11 x 6'5 REFITTED KITCHEN *

* MODERN BATHROOM SUITE * GAS HEATING *

* DOUBLE GLAZING * BALCONY WITH SEA VIEWS *

* ALLOCATED PARKING * NO ONWARD CHAIN * SOLE AGENTS *

COMMUNAL ENTRANCE:

Communal entrance door to communal hallway. Stairs to first floor and lift to all floors. Entrance door to entrance hall.

ENTRANCE HALL:

Radiator, access to loft, airing cupboard housing wall mounted gas boiler. Doors to all rooms.

BEDROOM ONE: 13'2 (4.01m) x 9'7 (2.92m)

Radiator, fitted wardrobes, double glazed double doors to front to juliette balcony. Door to en suite.

EN SUITE SHOWER ROOM:

Low level WC, vanity hand wash basin with mixer tap, shower tray with two shower attachments, radiator, panelled wall, extractor fan.

BEDROOM TWO: 9'6 (2.90m) x 7'11 (2.41m)

Radiator, fitted wardrobes, double glazed sash window to front.

BATHROOM:

Modern fitted bathroom suite with low level WC, vanity hand wash basin with mixer tap and cupboards under, panelled bath with shower attachment, heated towel rail, melamine panelling to walls. Shaver point, extractor fan.

LOUNGE: 18'0 (5.49m) x 11'4 (3.45m)

Radiator, two wooden double doors to balcony with sea views. Access to kitchen.

KITCHEN: 7'11 (2.41m) x 6'5 (1.96m)

Refitted comprising white laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit and mixer tap. Low level oven, electric hob, extractor hood above, fitted washing machine.

OUTSIDE:

Allocated and visitor parking, communal gardens.

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 - Yes. 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. Services charges TBA. Ground rent TBA.

The lease is for 199 years commencing in 2003 (approx 178 yrs remaining),

Non standard property features to note - None.

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