

**BLAKE &  
THICKBROOM**



**DESCRIPTION:**

STUNNING ROOFTOP AND SEA VIEWS.

Beautifully presented second floor apartment within the highly sought after Crossley View seafront development on the Eastern outskirts of Clacton's town centre. This apartment is offered for sale with no onward chain and benefits from a pop up balcony with stunning rooftop and sea views towards the pier and an internal viewing is highly recommended to appreciate this spacious apartment which would make an excellent home to live in or holiday getaway.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approximately quarter of a mile and Crossley View will be found as a development on the left hand side on the corner of St Albans Road.

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

\* THREE BEDROOMS \* ENSUITE SHOWER ROOM \*

\* SPACIOUS ADDITIONAL BATHROOM WITH SEPARATE SHOWER CUBICLE \*

\* RECEPTION HALLWAY \* 16'4 x 15'4 LOUNGE WITH POP UP BALCONY \*

\* 14'6 FITTED KITCHEN DINER WITH BUILT IN OVEN, HOB UNIT, EXTRACTOR HOOD, FRIDGE, FREEZER & DISHWASHER \*

\* GAS HEATING VIA RADIATORS \*

\* VIDEO INTERCOM SYSTEM \*

\* ROOFTOP AND SEA VIEWS \*

\* ALLOCATED PARKING \* SECURE GATED ENTRANCE \*

\* NO ONWARD CHAIN \* SOLE AGENTS \*

**COMMUNAL ENTRANCE HALL:**

Communal entrance door with video intercom system to communal hallway. Stairflights to second floor. Panelled entrance door to:

**RECEPTION HALLWAY:**

Double width airing cupboard with small loft access, video intercom system, radiator, doors to:

**BEDROOM ONE:** 12'0 (3.66m) x 11'1 (3.38m)

Sloping ceiling to one side, radiator, dormer window to rear. Door to en suite shower room.

**EN SUITE SHOWER ROOM:**

Shower cubicle, hand wash basin, enclosed low level WC, heated towel rail, fully tiled walls, down lighters.

**BEDROOM TWO:** 20'2 (6.15m) x 9'8 (2.95m)

(max) Sloping ceilings, radiator, dormer window to rear, sky light window.

**BEDROOM THREE:** 11'2 (3.40m) x 7'9 (2.36m)

Radiator, dormer window to rear.

**BATHROOM:**

Panelled bath with mixer taps and shower attachment, vanity wash basin, enclosed low level Wc, double width shower cubicle, fully tiled walls, extractor fan, down lighters, tiled flooring.

**LOUNGE:** 16'4 (4.98m) x 15'4 (4.67m)

Radiator, sky light window, further sky light window with facility for pop up balcony offering stunning roof tops and sea views. Internal door to kitchen/diner.

**KITCHEN / DINER:** 14'6 (4.42m) x 9'0 (2.74m)

Well appointed with a range of ample veneer fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit and mixer taps. Cupboards under, eye level cupboards, inset four ring gas hob with extractor hood above, single oven below, integrated dish washer, fridge and freezer. Cupboard housing combi gas boiler, part tiled walls, dormer window to front.

**OUTSIDE:**

The property is accessed via St Albans Road with a vehicular and pedestrian secure gated entrance with intercom system to allocated parking space to the rear of the complex. Communal gardens to front and rear, communal bin storage.

**AGENTS NOTES:**

Material Information for this property.

Tenure is Leasehold.

Council Tax Band D.

EPC Rating TBA.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone & 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. The property has a balance of a 125 year lease from 29th September 2006.

We have been advised the Service charge is approximately £2,000 per annum. The Ground Rent is £200 per annum.

Non standard property feature to note - None.

Please note prospective purchasers must confirm with their legal representatives that the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.

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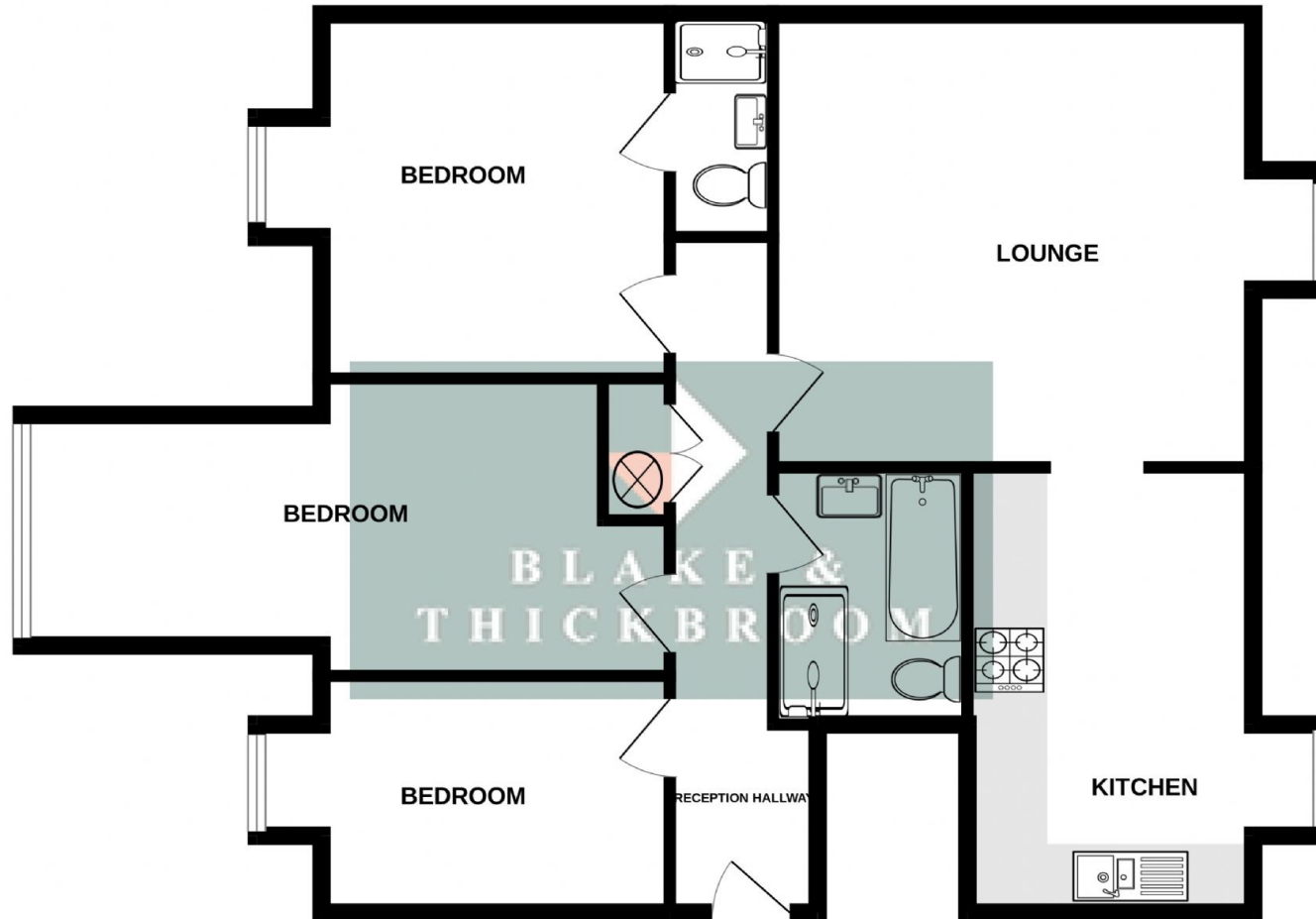
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# GROUND FLOOR



CROSSLEY VIEW, MARINE PARADE EAST, CLACTON-ON-SEA, ESSEX, CO15 6JZ

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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