

**BLAKE &  
THICKBROOM**



**DESCRIPTION:**

**STUNNING SEA VIEWS**

Blake & Thickbroom are pleased to be offering for sale this well presented one bedroom first floor flat located in the highly regarded Marina Point situated on Clacton on Sea seafront. The property is being offered for sale with no onward chain and an early inspection is fully recommended to avoid missing out. The property is conveniently located within a short walk of local restaurants and popular attractions.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Carnarvon Road turning right into Marine Parade East. Follow the seafront road for approx one mile. Upon reaching West Road take the first right into Wash Lane. The entrance to the car park is on the left hand side leading to Marina Point.

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

- \* 12'max x 11'3max BEDROOM \* BATHROOM \*
- \* 16'3max x 9'3max LOUNGE \* 11'11max x 5'8max KITCHEN \*
- \* ELECTRIC HEATING \* DOUBLE GLAZING \*
- \* NO ONWARD CHAIN \* PARKING & COMMUNAL GARDENS \*
- \* SOLE AGENTS \* SEA VIEWS \*

**COMMUNAL ENTRANCE:**

Communal entrance door to communal entrance hall. Stairs to all floors.

**FIRST FLOOR ENTRANCE HALL:**

Entrance door to entrance hall. Electric heater, airing cupboard, doors to:

**BEDROOM ONE:** 12'0 (3.66m) x 11'3 (3.43m)

(max) Electric heater, fitted wardrobe, replacement double glazed window to front.

**BATHROOM:**

Fitted with low level WC, panelled bath with shower attachment, vanity hand wash basin with mixer tap. Extractor fan, fully tiled walls.

**LOUNGE:** 16'3 (4.95m) x 9'3 (2.82m)

Electric heater, replacement double glazed door to front, access to kitchen.

**KITCHEN:** 11'11 (3.63m) x 5'8 (1.73m)

Wooden worksurfaces with inset single drainer sink unit. Cupboards under, range of eye level cupboards, built in oven, electric hob with extractor hood above. Part tiled walls, electric heater, tiled flooring, replacement double glazed window to front.

**OUTSIDE:**

Communal parking areas to the rear of the building with communal gardens.

**AGENTS NOTES:**

Material information for this property

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

Services connected

Electricity - Yes

Gas- No

Water- Yes

Sewerage type - Mains

Telephone and Broadband coverage - Yes

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

Approx: £925 per annum

Non standard property features to note - Yes

The property has a balance of 125 year lease granted in 1993







