



BLAKE & THICKBROOM



**ILFORD COURT, 15 EPPING CLOSE,
CLACTON-ON-SEA, ESSEX, CO15 4UZ
£74,995 (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:

NO ONWARD CHAIN. VIDEO TOUR AVAILABLE.

Blake & Thickbroom are delighted to be offering for sale this one bedroom ground floor flat situated in the highly regarded Great Clacton area. The property is conveniently located within a short walk of local shopping facilities and bus route to Clacton's town centre.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout (fire station on the left) take the third exit into the continuation of London Road passing Robin Hood public house on the left. Turn right into Hawthorne Road, at the far end turn left into Thorpe Road. Proceed along Thorpe Road for a short distance, taking the next exit on mini roundabout into Kiln Barn Avenue, third left into Epping Close and Ilford Court can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* 11'7 x 8'11 BEDROOM * 14'8 x 8'11 LOUNGE *

* 8'11 x 6'9 KITCHEN *

* ELECTRIC HEATING * DOUBLE GLAZING *

* WALKING DISTANCE TO LOCAL SHOPPING FACILITIES AND BUS ROUTE TO TOWN CENTRE *

* SHORT DRIVE TO CLACTON'S SHOPPING VILLAGE *

* ALLOCATED PARKING * COMMUNAL GARDENS *

* SOLE AGENTS * NO ONWARD CHAIN *

* VIDEO TOUR AVAILABLE *

COMMUNAL ENTRANCE:

Communal entrance door to communal entrance hall. Second communal entrance door leading to communal gardens. Entrance door to:

ENTRANCE HALL:

Storage cupboard. Doors to all rooms.

LOUNGE: 14'8 (4.47m) x 8'11 (2.72m)

Electric heater, secondary heater (not tested). Replacement double glazed window to front.

KITCHEN: 8'11 (2.72m) x 6'9 (2.06m)

Comprising of inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards. Part tiled walls. Fitted extractor hood. Replacement double glazed window to front.

BATHROOM:

Fitted with panelled bath with shower attachment, electric shower, pedestal wash basin, low level WC. Part tiled walls. Replacement double glazed window to rear.

BEDROOM: 11'7 (3.53m) x 8'11 (2.72m)

Electric heater, secondary heater (not tested). Replacement double glazed window to rear.

OUTSIDE:

Communal gardens to the front of the block, communal parking to the side of the block with one allocated space per flat. Further communal gardens to the back of the block with bin store and hanging clothes lines.

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AGENTS NOTES:

Material information for this property.

Tenure is Leasehold. There is a balance of a 99 year lease from 24th June 1986.

Council Tax Band A. EPC Rating E.

Services Connected.

Electricity - Yes.

Gas - TBC.

Water - Yes.

Sewerage type - Mains.

Telephone & Broadband coverage - Unknown due 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 there is a service charge of approximately £1,400 per annum and a ground rent charge of £45 per calendar month.

Non standard features to note - None.





