

**BLAKE &  
THICKBROOM**



**DESCRIPTION:**

NO ONWARD CHAIN.

Blake & Thickbroom are delighted to offer for sale this two bedroom first floor apartment with balcony benefitting from stunning sea views, situated in one of Clacton's most sought after retirement developments for the over 60s on the Western outskirts of town centre. Within this development there are many facilities to enjoy including a communal lounge, dining area, kitchen and a guest suite for the occasional visitor. An early viewing is recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade West. Continue for a short distance and Alton Road can be found as a turning on the right hand side. Proceed into Alton Road and immediately left into rear entrance of the development into the communal parking area.

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

\* VIDEO TOUR AVAILABLE \*

\* TWO BEDROOMS \*

\* LOUNGE DINER 24'5 x 10'8 \*

\* KITCHEN 7'6 x 7'2 \*

\* ELECTRIC HEATING \* DOUBLE GLAZING \*

\* BALCONY BENEFITTING FROM SEA VIEWS \*

\* COMMUNAL LOUNGE, DINING AREA, KITCHEN, LAUNDRY ROOM \*

\* COMMUNAL GARDENS & PARKING \*

\* NO ONWARD CHAIN \* OVER 60s \*

**COMMUNAL ENTRANCE:**

Communal entrance door to communal lounge, kitchen, diner with stairflight and lifts to all floors. The laundry room is located on the ground floor.

**FIRST FLOOR: HALLWAY:**

Entrance door to entrance hall. Electric storage heater. Airing cupboard, storage cupboard. Doors to all rooms.

**BEDROOM ONE:** 17'4 (5.28m) x 8'11 (2.72m)

Electric storage heater. Two sets of fitted wardrobes. Replacement double glazed sash window to side.

**BEDROOM TWO:** 17'5 (5.31m) x 10'6 (3.20m)

(narrowing to 6'6). Electric storage heater. Replacement double glazed sash window to side.

**SHOWER ROOM:**

Comprising of shower tray with sliding doors and shower attachment, melamine panelled walls, vanity hand wash basin with mixer tap and cupboards under, low level WC.

**LOUNGE DINER:** 24'5 (7.44m) x 10'8 (3.25m)

Electric storage heater, electric fire. Double doors to kitchen. Replacement double glazed French style doors to balcony.

**KITCHEN:** 7'6 (2.29m) x 7'2 (2.18m)

Modern fitted kitchen comprising wood effect laminated fronted units with rolled edge laminate work surfaces with inset one and a half bowl sink drainer unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, integral oven, electric hob with extractor hood above, low level fridge and freezer. Fully tiled walls. Replacement double glazed sash window to side.

**BALCONY:**

Enclosed balcony benefitting from stunning sea views, enjoying a Westerly facing aspect.

**OUTSIDE:**

Communal parking area is accessed from Alton Road, further access to communal gardens.

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**AGENTS NOTES:**

Material information for this property.

Tenure is Leasehold.

Council Tax Band D.

EPC Rating TBA.

Services Connected.

Electricity - Yes.

Gas - No.

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](http://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 £3,920 per annum and a ground rent charge of £385 per annum. There is a balance of a 125 year lease granted in 2004.

Non standard features to note - Residents must be over the age of 60 to live in the complex.













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