



**MARINA POINT,  
WEST ROAD, ESSEX, CO15 1AH  
£150,000 (Asking Price)**

**DESCRIPTION:**

NO ONWARD CHAIN

Blake & Thickbroom are delighted to be offering for sale this well presented two bedroom ground floor seafront flat located in the highly regarded Marina Point and situated on Clacton's seafront. The property benefits from sea views and is conveniently located only a short walk from local shops, restaurants and the popular attractions. Call our offices to arrange a viewing now.

**DIRECTIONS:**

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

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

\* TWO BEDROOMS \* BATHROOM \*

\* 12'8 x 12'5 LOUNGE \* 8'5 x 6'10 KITCHEN \*

\* ELECTRIC HEATING \* DOUBLE GLAZING \*

\* VIDEO TOUR AVAILABLE \* NO ONWARD CHAIN \*

\* PARKING \* COMMUNAL GARDENS \* SEA VIEWS \* SOLE AGENTS \*

**ENTRANCE HALL:**

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

**BEDROOM ONE:** 11'3 (3.43m) x 9'6 (2.90m)

Electric heater, replacement double glazed window to front.

**BEDROOM TWO:** 9'4 (2.84m) x 6'10 (2.08m)

Electric heater, replacement double glazed window to front.

**BATHROOM:**

White suite comprising low level WC, pedestal hand wash basin, panelled bath with shower attachment and shower curtain. Extractor fan, fully tiled walls.

**LOUNGE:** 12'8 (3.86m) x 12'5 (3.78m)

Electric heater, door to kitchen. Replacement double glazed window to front.

**KITCHEN:** 8'5 (2.57m) x 6'10 (2.08m)

Laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards, built in low level oven, electric hob with extractor hood. Part tiled walls, tiled flooring. Replacement double glazed window to front.

**OUTSIDE:**

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

**AGENTS NOTES:**

Material information for this property

Tenure is Leasehold. Council Tax Band: B. EPC: D

Services connected

Electricity: Yes

Gas: No

Water: Yes

Sewerage Type: Mains

Telephone and 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 that the service charge is approx £1100 per annum and the balance of the lease of 125 years granted in 1993.

Non standard property features to note: Yes

We have been advised that small pets are only allowed in ground floor flats.







