



**AMBLESIDE COURT,  
MARINE PARADE EAST, ESSEX, CO15 6JL  
£180,000 (Asking Price)**

**DESCRIPTION:****NO ONWARD CHAIN**

Blake & Thickbroom are delighted to be offering for sale this well presented two bedroom ground floor flat situated along the seafront. The property benefits from a garage, communal parking and a balance of 999 year lease. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Carnarvon Road, upon approaching Marine Parade East, turn left at the junction into Marine Parade East. Follow the road for a short while turning left into St Albans Road. Right into Church Road and immediately right into Ambleside Court parking area.

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

\* ADDITIONAL INTERNAL IMAGES PENDING \*

\* TWO BEDROOMS \* 23'6 x 10'9 LOUNGE/DINER \*

\* 9'9 x 8'2 KITCHEN \* MODERN BATHROOM \*

\* GROUND FLOOR \* SEA VIEWS \* BALANCE OF 999 YEAR LEASE \*

\* GARAGE & COMMUNAL PARKING \* NO ONWARD CHAIN \*

\* SOLE AGENTS \* VIEWING RECOMMENDED \*

**COMMUNAL ENTRANCE:**

Communal entrance door to communal entrance hall. Entrance door to entrance hall.

**ENTRANCE HALL:**

Electric heater, doors to all rooms.

**BEDROOM ONE:** 11'9 (3.58m) x 10'4 (3.15m)

Electric heater, fitted wardrobe, replacement double glazed window to rear.

**BEDROOM TWO:** 13'9 (4.19m) x 7'10 (2.39m)

Electric heater, fitted wardrobes, replacement double glazed window to rear.

**BATHROOM:**

Fitted with low level WC, pedestal wash basin, panelled bath with shower attachment and shower curtain. Electric towel rail, part tiled walls, replacement double glazed window to front.

**KITCHEN:** 9'9 (2.97m) x 8'2 (2.49m)

Wood effected fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Fully tiled walls, tiled flooring, serving hatch to lounge/diner. Replacement double glazed window to front.

**LOUNGE DINER:** 23'6 (7.16m) x 10'9 (3.28m)

Two electric storage heaters, replacement double glazed window to side. Double glazed sliding door to front.

**OUTSIDE:**

Seating area adjacent to the sliding doors with stunning seaviews. Further access to communal gardens. Outside to the rear is communal parking and further access to garage in block.

**AGENTS NOTES:**

Material information for this property

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

Services connected

Electricity: Yes

Gas: No

Water: Yes

Sewerage Type: Mains

Telephone and Broadband coverage: Unknown

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

Service Charge is: £1385 per annum. Ground Rent is: £65 per annum

Non standard property features to note: Yes

Balance of 999 year lease granted in 1981

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