



DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this recently refurbished two bedroom ground floor flat situated in the Jaywick village. The property is conveniently located within easy reach of local shops, seafront and bus routes leading to Clacton's town centre. The property benefits from garden space, allocated parking and move in condition. Call our offices to arrange a viewing today.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West for approximately quarter of a mile passing the Toby carvery on the left hand side leading into West Road. Continue along this road passing the Golf Club on the left, at the roundabout (Three Jays Public House ahead of you). Turn left into Jaywick Lane, continue into Golf Green Road. At the far end follow the road to the right into The Broadway. At the far end turn right into Meadow Way and the block can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * SOLE AGENTS * RECENTLY REFURBISHED *
- * VIDEO TOUR AVAILABLE * TWO BEDROOMS *
- * MODERN BATHROOM * 12'1 x 9'9 KITCHEN *
- * 14'7 x 13'1 LOUNGE * DOUBLE GLAZING *
- * ELECTRIC HEATING * ALLOCATED PARKING * GARDEN SPACE *
- * NEW PRESSURISED CYLINDER INSTALL * NEW ELECTRIC HEATERS *
- * 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: 11'1 (3.38m) x 9'9 (2.97m)

Electric heater, replacement double glazed window to front.

BEDROOM TWO: 9'9 (2.97m) x 8'10 (2.69m)

Electric heater, replacement double glazed window to rear.

BATHROOM:

Modern fitted bathroom comprising low level WC, pedestal wash basin, panelled bath with shower attachment. Airing cupboard housing cylinder, part tiled walls, extractor fan. Replacement double glazed window to side.

LOUNGE: 14'7 (4.45m) x 13'1 (3.99m)

Two electric heater, replacement double glazed window to front.

KITCHEN: 12'1 (3.68m) x 9'9 (2.97m)

Modern fitted kitchen comprising white laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Built in low level oven, electric hob, part tiled walls. Replacement double glazed window and door to rear.

OUTSIDE:

To the front of the property is allocated parking to the right hand side. Side gate access to the left leading to rear garden. The rear garden is shared and hard standing and partially retained by wooden panel fencing and brick wall.

AGENTS NOTES:

Material information for this property

Tenure is Leasehold. Council Tax Band: A 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 to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: Current maintenance charges £799 per annum. Ground rent charges £110 per annum

Non standard property features to note: No

Balance of 199 year lease granted in 2023.

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