



DESCRIPTION:

Blake & Thickett are delighted to offer for sale this two bedroom second floor flat situated within close proximity to Clacton's town, seafront and mainline railway station leading to London Liverpool Street. The property benefits from communal parking, communal garden space and generous accommodation throughout. An internal inspection is warranted to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Station Road turning left onto the High Street. Upon reaching the traffic lights, turn right onto Carnarvon Road and Landseer Court will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * VIDEO TOUR AVAILABLE *
- * TWO BEDROOMS *
- * 17'11 x 11'11 LOUNGE * 14'3 x 11'11 KITCHEN *
- * BATHROOM * SEPARATE WC *
- * ELECTRIC HEATING * DOUBLE GLAZING *
- * BALCONY * COMMUNAL PARKING & GARDENS *
- SOLE AGENTS * VIEWING RECOMMENDED *

COMMUNAL ENTRANCE:

Communal entrance door to communal entrance hall. Stairflight and lifts to all floors. Entrance door to:

ENTRANCE HALL:

Electric storage cupboard. Airing cupboard, two separate storage cupboards. Fully tiled walls. Doors to all rooms.

BEDROOM ONE: 14'6 (4.42m) x 12'11 (3.94m)

Electric storage heater. Fitted wardrobe. Replacement double glazed window to side.

BEDROOM TWO: 10'11 (3.33m) x 8'1 (2.46m)

Electric storage heater. Replacement double glazed window to side.

BATHROOM:

Comprising of panelled bath with electric shower, pedestal hand wash basin. Fully tiled walls and flooring. Replacement double glazed window to side.

SEPARATE WC:

Fitted with low level WC. Fully tiled walls and flooring. Replacement double glazed window to side.

KITCHEN: 14'3 (4.34m) x 11'11 (3.63m)

(narrowing to 7'8). Comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, fitted oven, electric hob with extractor hood above. Part tiled walls. Replacement double glazed windows to rear.

LOUNGE: 17'11 (5.46m) x 11'11 (3.63m)

Electric storage heater. Replacement double glazed windows to sides and rear. Door to:

BALCONY:

Enclosed balcony with access for seating.

OUTSIDE:

Communal parking to the front and side of the block. Communal gardens located to the rear of the block with gated access. Bin store located to the rear.

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AGENTS NOTES:

Material information for this property.
Tenure: Leasehold.
Council Tax Band: B. EPC Rating 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 to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - Yes. We have been advised by the sellers the following charges are: Services charges £1,434 per annum. Ground rent £150 per annum.
The lease has a balance of 159 years commencing in 1974.
Non standard property features to note - None.





