



**DESCRIPTION:**

NO ONWARD CHAIN.

Blake & Thickbroom are delighted to be offering for sale this well presented two bedroom ground floor maisonette situated within easy access of Clacton's seafront, town centre, Waterglade Retail Park and mainline railway station leading to London Liverpool Street. The property benefits from a garage and the balance of a 999 year lease. An internal inspection is recommended. Call our Offices to arrange a viewing.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade West for a short distance, passing the Premier Inn on the right hand side. Alton Road can be found as a turning on the right. The maisonette will be found on the left hand side.

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

- \* TWO BEDROOMS \*
- \* 19'2 x 11'5 LOUNGE \*
- \* 8'8 x 8'7 DINING ROOM \* 9'8 x 8'8 KITCHEN \*
- \* SHOWER ROOM \*
- \* GAS HEATING \* DOUBLE GLAZING \*
- \* CLOSE TO SEAFRONT AND TOWN CENTRE \*
- \* GARAGE IN BLOCK \*
- \* VIDEO TOUR AVAILABLE \*
- \* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE HALL:**

Replacement double glazed entrance door to entrance hall. Radiator. Storage cupboard housing tumble dryer. Doors to all rooms.

**BEDROOM ONE:** 14'1 (4.29m) x 10'7 (3.23m)

(into wardrobe recess). Radiator. Fitted wardrobes. Replacement double glazed window to rear.

**BEDROOM TWO:** 9'6 (2.90m) x 9'4 (2.84m)

Radiator. Replacement double glazed window to rear.

**SHOWER ROOM:** 6'10 (2.08m) x 5'6 (1.68m)

Fitted with shower tray with shower attachment, vanity hand wash basin with mixer tap, drawers below, low level WC. Melamine panelled walls. Radiator. Replacement double glazed window to side.

**LOUNGE:** 19'2 (5.84m) x 11'5 (3.48m)

Radiator. Gas fire. Replacement double glazed window and French style doors to front. Access to:

**DINING ROOM:** 8'8 (2.64m) x 8'7 (2.62m)

Radiator. Replacement double glazed windows to front and side. Access to:

**KITCHEN:** 9'8 (2.95m) x 8'8 (2.64m)

Refitted kitchen comprising of white laminated fronted units with Quartz work surfaces and inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, fitted oven, microwave and four ring gas hob with extractor hood above. Part tiled walls. Replacement double glazed window to side.

**OUTSIDE:**

Shared front garden, laid to lawn, to the front of the property, concrete path leading to seating area adjacent to the French style doors, further pathway leading to the front door and access to the rear where the garage is located. The garage (approx 15'6 x 7'11) with standard up and over door.

**AGENTS NOTES:**

Material information for this property.

Tenure: Leasehold.

Council Tax Band: C.

EPC Rating D.

Services connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. 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 current level of service charge and ground rent is approximately £1,000 per annum. There is a balance of a 999 year lease granted in 1964.

Non standard property features to note - None.



