



**REUNION HOUSE, 70 STATION ROAD,  
CLACTON-ON-SEA, ESSEX, CO15 1FP  
£125,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this first floor two bedroom maisonette apartment situated conveniently within Clacton's town centre and affording stunning rooftop views. The apartment is being offered for sale with the balance of a 999 year lease with a nominal ground rent of £1 per annum. The property is also affording private secured allocated parking and an internal inspection is warranted to fully appreciate the convenience and size of this property.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along West Avenue, at the crossroads turn right at the first junction into Ellis Road. The private driveway will be found on the right hand side to the right hand side of 38 Ellis Road.

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

\* TWO BEDROOMS \*

\* 18' x 16'2 LOUNGE / KITCHENETTE with BUILT IN OVEN, HOB UNIT AND EXTRACTOR HOOD \*

\* MODERN WHITE BATHROOM SUITE \*

\* BALANCE OF A 999 YEAR LEASE \* NOMINAL GROUND RENT \*

\* ELECTRIC PANELLED HEATING \* DOUBLE GLAZING \*

\* SECURE GATED ALLOCATED PARKING \*

\* ROOFTOP VIEWS \* SOLE AGENTS \*

**ENTRANCE LOBBY:**

Communal stairflight to upper first floor and composite entrance door to entrance lobby, leading into Lounge / Kitchenette.

**LOUNGE / KITCHENETTE:** 18'0 (5.49m) x 16'2 (4.93m)

Wall mounted electric heaters (not tested). Double glazed windows to front and access to:

**KITCHENETTE AREA:** 12'0 (3.66m) x 6'1 (1.85m)

Fitted with a range of laminated fronted units with laminated work surfaces and inset single drainer sink unit with mixer tap, cupboards and drawers under, range of eye level cupboards, integrated electric hob with extractor fan above and oven under. Laminate flooring.

**INNER HALLWAY:**

Large built in airing cupboard housing hot water cylinder, further storage recess. Doors to bedrooms and bathroom.

**BEDROOM ONE:** 12'9 (3.89m) x 7'9 (2.36m)

Double glazed windows to rear.

**BEDROOM TWO:** 12'9 (3.89m) x 7'11 (2.41m)

Wall mounted electric panelled heater. Double glazed window and door to rear with access to rear balcony affording rooftop views.

**BATHROOM:**

A modern suite fitted with panelled bath with mixer tap and shower attachment, low level WC, vanity wash basin.

**OUTSIDE:**

Gated access from the development is from Ellis Road where you will find an allocated parking space.

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**AGENTS NOTES:**

Tenure is Leasehold.

Council Tax Band B.

EPC Rating D.

Services connected.

Electricity - Yes.

Gas - No.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchaser 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. This leasehold property is held on a balance of a 999 year lease granted 1st October 2019. A fixed nominal ground rent of £1 per annum is payable. We are advised by the current owners that the current level of service charges is approx £1,000 per annum.

Non standard property features to note - None.



