



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this purpose built two bedroom first floor apartment situated within the highly regarded "Gardens" area of Clacton on Sea. This property is being offered with no onward chain and is affording partial sea views and views over the well kept "Gardens" from all windows. Early viewing advised.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for approximately a quarter of a mile before turning left into Connaught Gardens East. The development can be found immediately on the right hand side. Proceed past the service road and the entrance to the block is on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS *
- * 20'3 x 11'9 (max) LOUNGE DINER with PATIO DOORS and JULIET BALCONY AFFORDING SEA VIEW *
- * 8'6 x 7'10 KITCHEN * MODERN SHOWER ROOM *
- * ELECTRIC HEATING * REPLACEMENT DOUBLE GLAZING *
- * ALLOCATED PARKING * COMMUNAL GARDENS *
- A STONE'S THROW FROM THE PROMENADE AND SEAFRONT *
- * NO ONWARD CHAIN * SOLE AGENTS *

COMMUNAL ENTRANCE HALL:

Communal entrance door to communal hallways and landing with allocated post boxes. Stairs to first floor. Entrance door to:

ENTRANCE LOBBY:

Additional storage. Door to:

ENTRANCE HALL:

Built in storage cupboard, further built in airing cupboard housing hot water cylinder.

LOUNGE DINER: 20'3 (6.17m) x 11'9 (3.58m)

(narrowing to 8'4). Wall mounted storage heaters. Sliding patio doors to side opening onto juliet balcony and affording partial sea views overlooking "the Gardens" area. Archway to:

KITCHEN: 8'6 (2.59m) x 7'10 (2.39m)

Fitted with a range of laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage space under, range of matching eye level cupboards, built in electric hob with oven under. Double glazed window to side affording partial sea view overlooking "the Gardens".

BEDROOM ONE: 11'0 (3.35m) x 8'6 (2.59m)

(to mirror fronted wardrobes). Storage heater. Double glazed window to side affording a glimpse of the seafront and overlooking "the Gardens".

BEDROOM TWO: 9'0 (2.74m) x 8'6 (2.59m)

Wall mounted electric panelled heater. Double glazed window to side affording a glimpse of the seafront and overlooking "the Gardens".

SHOWER ROOM:

Refitted with a white coloured suite comprising of double width glazed shower enclosure, vanity wash basin, low level WC with cupboards under.

OUTSIDE:

Well kept communal gardens retained by hedging. Allocated parking space found to the left hand side of the building.

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AGENTS NOTES:

Material information for this property
Tenure Leasehold. 125 year lease granted on 25th March 1989.
Council Tax Band B.
EPC Rating B.
Services connected.
Electricity - Yes.
Gas - No.
Water- Yes.
Sewerage type- Mains.
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to web site 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 that the current level of service charge (including ground rent) is approximately £2,000 per year (we are awaiting confirmation of this).
Non standard property features to note - None.

Please note prospective purchasers must confirm with their legal representatives that the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.



FIRST FLOOR



HEYBRIDGE COURT, CLACTON-ON--SEA, ESSEX, CO15 6JE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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