



**DESCRIPTION:**

NO ONWARD CHAIN FOR THIS OVER 55'S APARTMENT !  
Blake & Thickbroom are pleased to be offering for sale this well presented over 55s first floor retirement flat ,situated in this established complex offering a Residents lounge ,on the northern outskirts of Town Centre. The property is conveniently located within easy reach of local shops and Bus route and is offered for sale with no onward chain. An early viewing is recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre via Station Road. At the end of the road turn left into Carnarvon Road. At the roundabout take the second turning on the right hand side into Wellesley Road. Continue along Wellesley Road leading into the one way system. Follow the one way system go straight across the junction to Old Road. Continue along Old Road East Haven can be found on your left hand side. The property can be found at the back of the development.

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

\*10'6 BEDROOM \* ELECTRIC HEATING \* DOUBLE GLAZING \* 12'9 x 10'7 LOUNGE \* 9'6 x 6'11  
FITTED KITCHEN WITH BUILT IN HOB, OVEN AND EXTRACTORE HOOD \*  
  
\* OVER 55's ONLY \* 24 HOUR ALARM CORD SYSTEM \* COMMUNAL PARKING \* NO  
ONWARD CHAIN \* SOLE AGENTS \* RESIDENTS LOUNGE \*

**ENTRANCE HALL:**

Night storage heater, access to loft, storage cupboard, doors to all rooms.

**BEDROOM ONE:** 10'6 (3.20m) x 9'10 (3.00m)

Night storage heater, fitted wardrobe, replacement double glazed window to front.

**BATHROOM:**

Coloured suite with Low level WC, pedestal wash basin, panelled bath with shower attachment above, electric heater, fully tiled walls, replacement double glazed window to front.

**LOUNGE:** 12'9 (3.89m) x 10'7 (3.23m)

Electric radiator, replacement double glazed window to rear.

**KITCHEN:** 9'6 (2.90m) x 6'11 (2.11m)

Fitted with a range of light oak veneer fronted units with laminated rolled edge work tops with single drainer sink unit, cupboards, storage, drawers below. Range of eye level cupboards. Built in single oven, inset four ring electric hob with extractor hood above , part tiled walls. Replacement double glazed window to rear.

**OUTSIDE:**

Communal parking & gardens

**AGENTS NOTES:**

Material information for this property  
Tenure is Leasehold.  
Council tax Band: A.  
EPC C  
Services connected  
Electricity: Yes  
Gas: No  
Water: Yes  
Sewerage type: Mains  
Telephone and broadband coverage: Unknown due to the property being vacant or probate sale.  
Prospective purchasers 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 Property is being sold with the balance of 99 Year Lease from 1st June 1987 with a monthly service charge of £251 which we understand includes ground rent.  
Non standard property features to note: None



