



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this purpose built one bedroom top floor apartment situated on the highly regarded Martello Bay development which can be found adjacent to Clacton's regenerated beaches and promenade.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing Toby carvery on the left and turn left into Hastings Avenue. Follow this road before finding Selsey Avenue as a turning on the left and the block can be located on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * 9'7 BEDROOM WITH FITTED WARDROBES *
- * 13'1 x 11'2 LOUNGE * 9' KITCHEN WITH INTEGRATED HOB & OVEN *
- * WHITE COLOURED SHOWER ROOM * ELECTRIC HEATING *
- * DOUBLE GLAZING * ALLOCATED PARKING *
- * SEAFRONT POSITION * APPROX 99 YEARS REMAINING ON LEASE *
- * VIEWING RECOMMENDED * SOLE AGENTS *

COMMUNAL ENTRANCE:

Communal entrance door operated via individual entry/intercom system. Stair flight to all floors.

ENTRANCE HALL:

Built in storage cupboard, wall mounted storage heater (not tested) Doors to all rooms.

LOUNGE: 13'1 (3.99m) x 11'2 (3.40m)

Storage heater (not tested). Double glazed window to side affording a partially sea view. Door to kitchen:

KITCHEN: 9'0 (2.74m) x 6'9 (2.06m)

Fitted with a range of white coloured laminated fronted units comprising with laminated rolled edge work surfaces. Inset one and a half bowl sink unit with mixer tap over. Cupboards and drawers under. Range of eye level cupboards. Integrated electric hob, oven under (appliances not tested). Double glazed window to side.

BEDROOM: 9'7 (2.92m) x 8'9 (2.67m)

to built in sliding fronted wardrobes. Wall mounted electric panel heater (not tested) Double glazed window to rear.

SHOWER ROOM:

White suite comprising of shower quadrant, vanity wash basin, low level WC, part tiled walls.

OUTSIDE:

Communal gardens to the front retained by hedging. Allocated parking space can be found to the right hand side of the building.

AGENTS NOTES:

Material information for this property
Tenure is Leasehold. 125 Year lease was granted on 1st July 1996
Council Tax Band: B. EPC: TBA
Services connected
Electricity: Yes
Gas: No
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
Current ground rent approx £100 per annum
current service charge is approx £960.00 per annum
Non standard property features to note: None



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