



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this impeccably presented and much improved purpose built first floor apartment occupying a seafront development and affording private balcony with sea views. The valuer is of the opinion this property will equally suit first time buyers, someone searching for a holiday home or equally suited as retirement apartment and viewing is recommended.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for approximately three quarters of a mile before turning left into Victoria Road. Crossley View development can be found immediately on the right situated on the corner of Marine Parade East and Victoria Road. Access to the building is via automated gates to the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * 14'7 x 9'8 BEDROOM ONE WITH PARTIAL SEA VIEWS & EN SUITE SHOWER ROOM *
- * 10'8 x 7'9 BEDROOM TWO WITH PARTIAL SEA VIEWS * 15'7 x 10'8 LOUNGE WITH ACCESS TO BALCONY & SEA VIEWS *
- * REFITTED KITCHEN (late 2023) WITH INTEGRATED APPLIANCES * GAS HEATING *
- * NEW DOUBLE GLAZED WINDOWS & DOORS (May 2024) * PRIVATE ALLOCATED PARKING WITH AUTOMATED GATED ACCESS *
- * RESIDENTS LIFT * BALANCE OF 125 YEAR LEASE (approx 106 yrs remaining) *
- * VIEWING RECOMMENDED * SOLE AGENTS *

COMMUNAL ENTRANCE:

Automated personnel and vehicular gated access to the rear of the building and further entry phone operated communal doors to communal hallways. Stair flights and lifts to all floors. Door to:

ENTRANCE HALL:

Radiator, built in storage cupboard. Doors to all rooms.

LOUNGE: 15'7 (4.75m) x 10'8 (3.25m)

Radiator, replacement UPVC double glazed windows and doors to front affording sea views and access to balcony with views of the promenade and views over the sea.

KITCHEN: 9'1 (2.77m) x 6'0 (1.83m)

Comprehensively refitted (Dec 2023) with a range of laminated fronted units comprising laminated rolled edge work surfaces with in set single drainer sink unit with mixer tap over. Cupboards and drawers under. A range of matching eye level cupboards with work surface lighting. Integrated Bosh oven, hob and extractor canopy above. Further integrated 60/40 split fridge freezer. Concealed wall mounted gas boiler fitted in January 2024.

BEDROOM ONE: 14'7 (4.45m) x 9'8 (2.95m)

Radiator, replacement double glazed window to front affording partial sea views. Door to en suite shower room.

EN SUITE SHOWER ROOM:

White suite comprising shower quadrant, oversize vanity wash basin with cupboards under, low level WC. Radiator, part tiled walls.

BEDROOM TWO: 10'8 (3.25m) x 7'9 (2.36m)

Radiator, replacement double glazed window to front affording partial sea views.

BATHROOM:

White suite comprising panelled bath, vanity wash basin, low level WC, fully tiled walls, chrome effect radiator.

OUTSIDE:

Communal gardens to the front and side. Gated access to allocated parking to the rear of the building. Further communal gardens can be found to the rear with purpose built refuse building, communal bicycle store and courtesy lighting.

AGENTS NOTES:

Material information for this property
Tenure is Leasehold - 125yr lease granted September 2006. Council Tax Band: C. EPC: B
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
Service charges & ground rent are payable.
Current ground rent: £200 per annum
Current service charge: £2,356 per annum
A residents committee has been formed to oversee and assist in the management of this building.
Non standard property features to note: None



