



**ALBANY CHASE, HOLLAND ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6HD
£155,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this spacious purpose built first floor apartment situated in the highly regarded East Clacton area and enjoying easy access to town centre, seafront and mainline railway station. The property benefits from the balance of a 999 year lease. Private allocated parking can be found to the rear of the building and a viewing is recommended to fully appreciate the size of this property.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road, turning left into Carnarvon Road, take the first right into Skelmersdale Road. Proceed past the railway station on the left hand side and at the junction turn left into Holland Road. Continue along Holland Road for approx half a mile before turning left into Southcliff Park. Albany Chase will be found immediately on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO DOUBLE BEDROOMS *

* 16'5 x 12'5 LOUNGE *

* 10'9 x 10'1 KITCHEN WITH DOOR AND STAIRFLIGHT TO COMMUNAL GARDENS *

* MODERN WHITE BATHROOM SUITE *

* GAS WARM AIR HEATING SYSTEM *

* UPVC DOUBLE GLAZING *

* SOUTH WESTERLY FACING BALCONY *

* ALLOCATED CARPORT * PARKING AREA *

* VIEWING RECOMMENDED * SOLE AGENTS *

COMMUNAL ENTRANCE:

Entry phone operated communal entrance door to communal hallway and stairflight to first floor. Partially glazed entrance door to:

ENTRANCE HALL:

Built in airing cupboard. Access to loft with telescopic ladder. Further built in cloaks cupboard. Doors to all rooms.

KITCHEN: 10'9 (3.28m) x 10'1 (3.07m)

Fitted with a range of laminated fronted units comprising of laminated rolled edge work surfaces with inset sink unit, cupboards and drawers under, range of matching eye level cupboards, integrated four ring gas hob, electric oven. Further built in storage cupboard housing gas warm air boiler. Tiled flooring. Double glazed window and door to rear giving access to rear balcony with steps down to communal gardens and parking area.

LOUNGE: 16'5 (5.00m) x 12'5 (3.78m)

Double glazed window and door to front giving access to South Westerly facing balcony.

BEDROOM ONE: 14'10 (4.52m) x 11'11 (3.63m)

(max). Built in wardrobes. Double glazed window to front.

BEDROOM TWO: 10'1 (3.07m) x 9'4 (2.84m)

(plus door recess). Built in double width cupboard with plumbing for washing machine. Currently used as a utility area. Double glazed window to rear.

BATHROOM:

White coloured suite comprising of panelled bath with wall mounted shower unit over, semi pedestal wash basin, enclosed WC. Partially tiled walls. Double glazed window to rear.

OUTSIDE:

Communal lawned frontage with vehicle access to the side of the building leading to further communal gardens and car port area.

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AGENTS NOTES:

Material information for this property.

Tenure: Leasehold. The property benefits from the balance of a 999 year lease commencing on 1st September 1966.

Council Tax Band: B.

EPC Rating TBC.

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. We understand from the current owner that there is an annual ground rent of £10. The current level of service charges for this year is £622 but the owners have advised us that the average service charge over the years they have occupied the property works out at approximately £1,200 per annum.

Non standard property features to note - None.



