



**34 VISTA ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6AT
£150,000 (Guide Price)**

DESCRIPTION:

GUIDE PRICE £150,000 - £165,000

Blake & Thickbroom are pleased to be offering this spacious purpose built first floor maisonette situated within the highly regarded East Clacton area which can be found within a stroll of Clacton's town centre, seafront and mainline railway station. The property has undergone considerable improvements and now boasts a modern kitchen and shower room. The property is being offered for sale with no onward chain and a viewing is recommended.

DIRECTIONS:

PROCEED FROM: Blake & Thickbroom's Clacton office along Station Road into the town centre, taking the first left into the High Street. Upon reaching the traffic lights, proceed straight ahead into the continuation of the High Street leading onto Holland Road. Take the third turning on the right into Vista Road and the property will be found immediately on the left hand (St David's Court) on the corner of Vista Road and Holland Road.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * BEDROOM ONE 14'9 x 11' * BEDROOM TWO 16' x 10'2 (max) *
- * 15' x 11'3 LOUNGE * 14'3 x 8'6 KITCHEN DINER *
- * MODERN REFITTED SHOWER ROOM *
- * GAS HEATING SYSTEM * UPVC DOUBLE GLAZING *
- * BALANCE OF 999 YEAR LEASE WITH FIXED GROUND RENT *
- * STROLL TO CLACTON'S REGENERATED PROMENADE AND SEAFRONT *
- * WALKING DISTANCE OF TOWN CENTRE AND RAILWAY STATION *
- * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE LOBBY:

Wooden entrance door to entrance lobby and stairflight to first floor landing.

FIRST FLOOR LANDING:

Built in storage cupboard. Radiator. Access to sizeable private loft affording storage space. Laminate flooring. Doors to all rooms.

LOUNGE: 15'0 (4.57m) x 11'3 (3.43m)

Radiators. Laminate flooring. Double glazed windows to front, further large storage recess with additional double glazed window to front.

KITCHEN: 14'3 (4.34m) x 8'6 (2.59m)

Refitted 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. Wall mounted gas boiler. Storage cupboard. Double glazed window to side, further door to rear porch and double glazed door to communal balcony area and stairflight down to communal gardens.

BEDROOM ONE: 14'9 (4.50m) x 11'0 (3.35m)

Radiator. Laminate flooring. Built in wardrobes. Double glazed windows to side.

BEDROOM TWO: 16'0 (4.88m) x 10'2 (3.10m)

(max, narrowing to 6'4). Radiator. Laminate flooring. Fitted retractable double bed. Additional walk in wardrobe. Double glazed windows to side.

SHOWER ROOM:

Of irregular shape and refitted with a white suite comprising of shower quadrant, low level WC, pedestal wash basin. Radiator. Double glazed window to rear.

OUTSIDE:

Paved private front courtyard partially retained by brick wall and picket fencing. Communal gardens to the rear of the block with well stocked flower and shrubbery borders.

AGENTS NOTES:

Material information for this property.

Tenure: Leasehold - a 999 year lease was granted on 29th September 1959.

Council Tax Band: B.

EPC Rating C.

Services connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Disconnected. 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 have been advised by the sellers there is a fixed ground rent of £10 per annum. Current service charges are approximately £1,200 per annum.

Non standard property features to note - None.





First Floor

