



DESCRIPTION:

NO ONWARD CHAIN. Blake & Thickbroom are delighted to be offering for sale this well presented second floor apartment situated in the much sought after Marina Point development. The property benefits from stunning views, communal parking and is within easy reach of local shopping facilities and restaurants. In the valuer's opinion, this in an ideal purchase for a first time buyer or investment buyer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Carnarvon Road turning right into Marine Parade East. Follow the seafront road for approx one mile. Upon reaching West Road take the first right into Wash Lane. The entrance to the car park is on the left hand side leading to Marina Point.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * BEDROOM 12'11 x 8'9 *
 - * LOUNGE 15'6 x 10'6 *
 - * KITCHEN 8' x 7'8 *
 - * BATHROOM 7'1 X 5'10 *
 - * ELECTRIC HEATING * DOUBLE GLAZING *
 - * JULIET BALCONY WITH SEA VIEWS *
 - * COMMUNAL PARKING AND GARDENS *
 - * SOLE AGENTS * VIDEO TOUR AVAILABLE *
- NO ONWARD CHAIN *

COMMUNAL ENTRANCE:

Communal entrance door leading to communal entrance hallway. Stairflight to all floors.
Entrance door to:

ENTRANCE HALL:

Electric storage heater. Two storage cupboards. Doors to all rooms.

BEDROOM ONE: 12'11 (3.94m) x 8'9 (2.67m)

Electric heater. Fitted wardrobes. Replacement double glazed window to front. Juliet balcony.

BATHROOM: 7'1 (2.16m) x 5'10 (1.78m)

Fitted with panelled bath with shower attachment, pedestal hand wash basin, low level WC. Fully tiled walls. Extractor fan. Storage cupboard.

LOUNGE: 15'6 (4.72m) x 10'6 (3.20m)

Electric storage heater. Replacement double glazed sliding doors to front, juliet balcony.
Access to:

KITCHEN: 8'0 (2.44m) x 7'8 (2.34m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, fitted oven, electric hob with extractor hood above. Part tiled walls, tiled flooring.

OUTSIDE:

Communal parking areas to the rear of the building with communal gardens and bin store.

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AGENTS NOTES:

Material information for this property.
Tenure is Leasehold. The property has a balance of 125 year lease granted in 1993.
Council Tax Band: A.
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 have been advised the service charge is paid every 6 months, June and December. The charge is approx £528. No ground rent.
Non standard property features to note - Yes. See lease information.



