



DESCRIPTION:

NO ONWARD CHAIN

Blake & Thickbroom are delighted to offer for sale this well presented first floor over 55's flat situated in this established seafront retirement complex on the western outskirts of Clacton's town center. Call our offices to arrange a viewing now.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West for a short distance and Westcliff Court can be found as a building on the right hand side on the corner of Edith Road.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * NO ONWARD CHAIN * VIDEO TOUR AVAILABLE *
- * SOLE AGENTS * ONE BEDROOM *
- * OVER 55'S * 17'10 x 10'1 LOUNGE *
- * 11'11 x 7'4 KITCHEN * ELECTRIC NIGHT STORAGE HEATING * DOUBLE GLAZING *
- * WALKING DISTANCE TO SEAFRONT & LOCAL AMENITIES * VIEWING RECOMMENDED *

COMMUNAL ENTRANCE:

Communal entrance door with intercom system to communal entrance area leading to lift and stairs flights to all floors. Access to communal lounge and communal kitchen.

ENTRANCE HALL:

Wooden entrance door to entrance hall. Intercom system and 24hr alarm cord system. Storage cupboard, electric night storage heater. Doors to all rooms.

BEDROOM: 11'11 (3.63m) x 9'11 (3.02m)

Fitted wardrobe, replacement double glazed window to rear.

SHOWER ROOM:

Fitted with low level WC, vanity hand wash basin with mixer tap and cupboards under, shower tray with shower attachment and shower screen. Extractor fan, fully tiled walls.

KITCHEN: 11'11 (3.63m) x 7'4 (2.24m)

Well appointed with a range of white laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit and mixer tap. Cupboards, draws & storage under, range of eye level cupboards. Inset four ring electric hob, further built in single oven with cupboard storage above and below. Part tiled walls, replacement double glazed window to rear.

LOUNGE: 17'10 (5.44m) x 10'1 (3.07m)

Electric night storage heater, replacement double glazed window to rear.

OUTSIDE:

Communal gardens to the front and side of the complex. Security barrier to communal parking to side and rear of the building.

AGENTS NOTES:

Material information for this property
Tenure is Leasehold. Council Tax Band: B. EPC: C
Services connected
Electricity: Yes
Gas: No
Water: Yes
Sewerage type: Mains
Telephone and broadband coverage: Unknown due to the property being vacant.
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: No
Non standard property features to note: None



