



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this purpose built two bedroom first floor apartment within the sought after Gardens area located just moments from the seafront the apartment enjoys superb sea views. The property is being offered for sale with no onward chain and an early viewing is advised to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for approximately quarter of a mile turning left into Connaught Gardens East. The development can be found immediately on the right. Proceed past the service road and the entrance for the block is on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* VIDEO TOUR AVAILABLE * SOLE AGENTS *

* NO ONWARD CHAIN * TWO BEDROOMS *

* 16'1 x12' LOUNGE WITH PATIO DOORS & JULIETTE BALCONY AFFORDING SEA VIEWS *

* ELECTRIC HEATING * ALLOCATED PARKING *

* COMMUNAL GARDENS * A STONES THROW FROM THE PROMENADE & SEAFRONT *

* VIEWING RECOMMENDED *

COMMUNAL ENTRANCE:

Communal entrance door to communal entrance hallways and landing with allocated post boxes, stairs to first floor. Entrance door to:

ENTRANCE LOBBY:

Additional storage and door to entrance hall.

ENTRANCE HALL:

Built in storage cupboard. Doors to all rooms.

BEDROOM ONE: 12'9 (3.89m) x 10'9 (3.28m)

Wall mounted storage heater, built in wardrobe, window to front.

BEDROOM TWO: 8'3 (2.51m) x 5'11 (1.80m)

Electric storage heater, window to rear.

BATHROOM:

Low level WC, pedestal wash basin, panelled bath, extractor fan, part tiled walls, window to rear.

LOUNGE: 16'1 (4.90m) x 12'0 (3.66m)

Electric storage heater, sliding patio doors to juliette balcony affording sea views. Door to kitchen.

KITCHEN: 7'10 (2.39m) x 6'2 (1.88m)

Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Drawers, cupboards and storage space under, range of matching eye level cupboards. Built in four ring electric hob with oven under, extractor above. Part tiled walls, window to rear.

OUTSIDE:

Well kept communal gardens retained by hedging. Allocated parking space to the rear of the building.

AGENTS NOTES:

Material information for this property

Tenure is Leasehold. 125 year lease granted on 25th March 1989

Council Tax Band: B. EPC: D

Services connected

Electricity: Yes

Gas: No

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Unknown due to the property being vacant or probate sale

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 current level of service charge including ground rent is approximately £2,000.00 per year (we are awaiting confirmation of this from the vendors)

Non standard property features to note: None

Please note prospective purchasers must confirm with their legal representative that the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.



