



DESCRIPTION:**NO ONWARD CHAIN**

Blake & Thickbroom are pleased to be offering for sale this spacious two bedroom first floor flat situated within a stones throw of Clacton's seafront and town centre. The property would benefit from some cosmetic improvements but would make an ideal first time purchase, investment or holiday home.

The property benefits from the balance of a 999 year lease. Call our offices now to arrange a viewing.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road into the town centre. Proceed straight across the traffic lights and turn left into Pallister Road. At the far end of Pallister Road, turn right into Beach Road. The property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* NO ONWARD CHAIN * VIDEO TOUR AVAILABLE *

* SOLE AGENTS * 999 YEAR LEASE *

* TWO BEDROOMS * STONES THROW TO CLACTON'S SEAFRONT & TOWN CENTRE *

* 15'1 x 12'10 LOUNGE * 8'6 x 7'6 KITCHEN * ELECTRIC HEATING *

* REPLACEMENT DOUBLE GLAZING * VIEWING RECOMMENDED *

COMMUNAL ENTRANCE:

Communal entrance is to the front and rear of the building. Stair flight to first floor. Entrance door to entrance hall.

ENTRANCE HALL:

Storage cupboard, electric radiator, doors to all rooms.

BEDROOM ONE: 15'2 (4.62m) x 12'8 (3.86m)

Electric radiator, replacement double glazed window to front.

BEDROOM TWO: 12'5 (3.78m) x 12'10 (3.91m)

Storage cupboard, electric radiator, replacement double glazed window to rear.

LOUNGE: 15'1 (4.60m) x 12'10 (3.91m)

electric radiator, replacement double glazed window to front.

KITCHEN: 8'6 (2.59m) x 7'6 (2.29m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under, matching eye level cupboards. Replacement double glazed window to rear.

BATHROOM: 8'6 (2.59m) x 4'11 (1.50m)

Low level WC, panelled bath, pedestal wash basin, part tiled walls, replacement double glazed window to rear.

OUTSIDE:

Small communal areas to the front and pedestrian access to the rear of the building.

AGENTS NOTES:

Material information for this property

Tenure :Leasehold Council tax band: A. EPC: C

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 that the ground rent and service charges are £1,200.00 per annum. We have also been advised there is a 999 year lease which was granted on the 1st September 1973.

Non standard property features to note: None

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

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