



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this well presented spacious two bedroom ground floor maisonette with private garden and garage. The property has been refurbished by the current owners and an internal viewing is highly recommended. Call our Offices to arrange a viewing.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout (fire station on left), take the first exit into St Johns Road. At mini roundabout, turn left into Peter Bruff Avenue, first right into Kingsman Drive, right again into Parry Drive and then turn immediately right into Land Close. Proceed to the end and the property will be found on the right hand side in front of you.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO DOUBLE BEDROOMS *
- * 14'8 x 12'2 LOUNGE *
- * 9'1 x 6'10 KITCHEN * 6'10 BATHROOM *
- * PRIVATE REAR GARDEN * GARAGE *
- * ELECTRIC HEATING * DOUBLE GLAZING *
- * VIEWING RECOMMENDED *
- * BALANCE OF 999 YEAR LEASE *
- * SOLE AGENTS * VIDEO TOUR AVAILABLE *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Radiator. Door to:

LOUNGE: 14'8 (4.47m) x 12'2 (3.71m)

Radiator. Vertical radiator. Replacement double glazed window to front. Tiled flooring. Access to kitchen, door to lobby.

LOBBY AREA: 5'9 (1.75m) x 4'10 (1.47m)

Storage cupboard. Radiator. Doors to all rooms.

BEDROOM ONE: 11'6 (3.51m) x 8'4 (2.54m)

Radiator. Fitted wardrobes. Replacement double glazed window to front.

BEDROOM TWO: 10'0 (3.05m) x 8'4 (2.54m)

Radiator. Fitted wardrobe housing wall mounted electric boiler. Replacement double glazed window to rear.

BATHROOM: 6'10 (2.08m) x 5'6 (1.68m)

Fitted with panelled bath with shower attachment and shower screen, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Fully tiled walls, tiled flooring. Replacement double glazed window to rear.

KITCHEN: 9'1 (2.77m) x 6'10 (2.08m)

Refitted kitchen comprising of wood effect fronted units with laminated work surfaces, inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, matching upstands. Tiled flooring, part tiled walls. Replacement double glazed window and door to rear.

OUTSIDE:

Partly laid to lawn to the front of the property with path leading to front door. The garage is accessed to the right hand side of the maisonette with manual up and over door and service door to side. The property benefits from a side access leading to rear garden. The rear garden has block paving adjacent to the maisonette affording access for seating. The rest of the garden is mostly laid to lawn, flower and shrubs borders. Outside lighting. The rear garden is partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.
Tenure is Leasehold.
Council Tax Band A.
EPC Rating E.
Services Connected.
Electricity - Yes.
Gas - No.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - No.
Non standard properties features to note - Yes. The balance has a balance of a 999 year lease granted in June 1973. We have been advised by the owners there is an annual ground rent charge of £20 per annum. There is no service charge, the maintenance is shared.



