



DESCRIPTION:

NO ONWARD CHAIN

Step into coastal living with this delightful first floor apartment in Crossley View, a well regarded seafront development on Marine Parade East perfectly placed for enjoying the sea, town centre and transports links. The property features a fitted kitchen, elegant configured bedrooms and a modern bathroom. Double glazed windows and gas central heating at your comfort throughout the seasons.

One of the key benefits here is secure, allocated parking, the flat comes with a designated parking space access via a gated electrically operated entrance. A rare find so close to the seafront.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Following the seafront road for approximately three quarters of a mile before turning left into Victoria Road. Crossley View development can be found immediately on the right situated on the corner of Marine Parade East and Victoria Road. Access to the building is via automated gates to the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* VIDEO TOUR AVAILABLE * SOLE AGENTS * NO ONWARD CHAIN *

* SECURE ALLOCATED PARKING * TWO BEDROOMS * EN SUITE SHOWER ROOM *

* 20'10 x 11'7 LOUNGE * GAS HEATING *

* DOUBLE GLAZING * A STONES THROW FROM THE SEAFRONT *

* VIEWING RECOMMENDED *

COMMUNAL ENTRANCE:

Automated personal and vehicular gated access to the rear of the building. Further entry phone operated communal doors to communal hallways. Stair flights and lifts to all floors. Door to:

ENTRANCE HALL:

Radiator, built in storage cupboard, doors to all rooms.

LOUNGE DINER: 20'10 (6.35m) x 11'7 (3.53m)

Two radiators, window to rear, two further windows to side.

KITCHEN: 8'11 (2.72m) x 6'0 (1.83m)

Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Cupboards and drawers under, range of matching eye level cupboards. Integrated four ring gas hob with oven below and extractor fan above. Integrated fridge and freezer, dish washer. Concealed wall mounted gas boiler. Part tiled walls.

BEDROOM ONE: 11'5 (3.48m) x 10'3 (3.12m)

Radiator, window to rear.

EN SUITE SHOWER ROOM:

Fitted with low level WC, pedestal hand wash basin, shower unit with shower attachment above. Part tiled walls, tiled flooring, heated towel rail.

BEDROOM TWO: 10'8 (3.25m) x 7'5 (2.26m)

Radiator, window to rear.

BATHROOM:

Fitted with a low level WC, pedestal wash basin, panelled bath, heated towel rail, part tiled walls, tiled flooring. Extractor fan.

OUTSIDE:

Communal gardens to the front and rear. Gated access to allocated parking to the rear of the building.

AGENTS NOTES:

Material information for this property

Tenure is Leasehold. Lease granted 125 year from 2006

Council Tax Band: B. EPC: C

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Yes

Any additional property charges: Yes

Service charge £2628 per year

Ground Rent £200.00 per year

Non standard property features to note: None



