



BLAKE & THICKBROOM



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THICKBROOM



IMPERIAL COURT, MARINE PARADE WEST,  
CLACTON-ON-SEA, ESSEX, CO15 1LD  
£140,000 (Asking Price)

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | [enquiries@blake-thickbroom.co.uk](mailto:enquiries@blake-thickbroom.co.uk)  
<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

NO ONWARD CHAIN. Blake & Thickbroom are delighted to be offering for sale this well presented one bedroom first floor apartment with West facing balcony benefitting from stunning sea views. The property is situated in one of Clacton's sought after retirement developments for the Over 60s. Within this development there are many facilities to enjoy including a communal lounge, dining area, kitchen, laundry room and guest suite for the occasional visitor. An early viewing is recommended to avoid disappointment.

**DIRECTIONS:**

See sat nav: Postcode CO15 1LD.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* BEDROOM 18'1 x 9'2 \*

\* LOUNGE DINER 17'11 x 10'7 \*

\* KITCHEN 7'7 x 7'1 \*

\* BATHROOM 6'9 x 5'6 \*

\* WESTERLY FACING BALCONY WITH SEA VIEWS \*

\* DOUBLE GLAZING \* ELECTRIC HEATING \*

\* COMMUNAL GARDENS \* COMMUNAL PARKING \*

\* OVER 60s ONLY \* SOLE AGENTS \*

\* VIDEO TOUR AVAILABLE \* NO ONWARD CHAIN \*

**COMMUNAL ENTRANCE:**

Communal entrance door to communal lounge, kitchen, diner, laundry room. The laundry room is located on the ground floor. Stairflight and lift to all floors. Entrance door to:

**ENTRANCE HALL:**

Storage cupboard, airing cupboard. Doors to all rooms.

**BEDROOM:** 18'1 (5.51m) x 9'2 (2.79m)

Electric heater. Fitted wardrobe. Double glazed sash windows to the side.

**BATHROOM:** 6'9 (2.06m) x 5'6 (1.68m)

Fitted with panelled bath with shower attachment, electric shower, vanity hand wash basin, low level WC. Fully tiled walls.

**LOUNGE DINER:** 17'11 (5.46m) x 10'7 (3.23m)

Electric heater, electric fire (not tested). Double doors to kitchen, double glazed French style doors to balcony.

**KITCHEN:** 7'7 (2.31m) x 7'1 (2.16m)

Fitted with laminated rolled edge work surfaces with single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, electric hob, fitted oven. Part tiled walls. Double glazed sash window to side.

**BALCONY:**

The balcony benefits from stunning sea views and enjoys a Westerly facing aspect whilst being enclosed by metal railings.

**OUTSIDE:**

Communal parking area is accessed from Alton Road, further access to communal gardens.

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**AGENTS NOTES:**

Material Information for this property.

Tenure is Leasehold. There is a balance of a 125 year lease granted in 2004.

Council Tax Band C.

EPC Rating B.

Services Connected.

Electricity - Yes.

Gas - No.

Water- Yes.

Sewerage type - Mains.

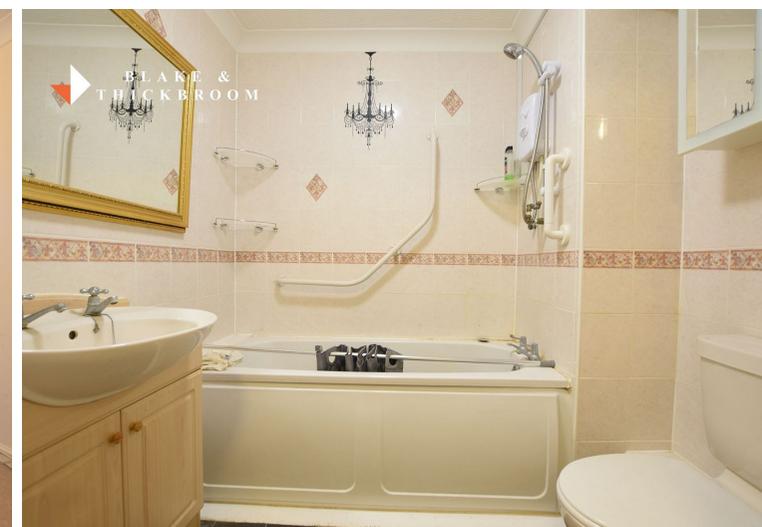
Telephone and Broadband coverage - Unknown due to the property being vacant.

Prospective purchasers should be directed to website to [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Additional property charges - Yes.

We have been advised there is a service charge of approximately £1500 per half year and ground rent is approximately £385 Per Annum.

Non standard property features to note - Yes. Residents must be over the age of 60 to live in the complex.



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