



BLAKE & THICKBROOM



**MEAD COURT, HERBERT ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3BG
£155,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

NO ONWARD CHAIN. Blake & Thickbroom are delighted to be offering for sale this well presented two bedroom ground floor flat situated on the outskirts of Clacton's town centre. The property offers generous accommodation throughout with the benefit of moving straight in. The property is conveniently located within easy reach of major shopping facilities, town centre, bus routes and mainline railway station. Call our office to arrange a viewing.

DIRECTIONS:

See sat nav: Postcode CO15 3BG

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * LOUNGE 15'9 x 11'10 *

* FITTED KITCHEN 12' x 9'7 *

* REFITTED SHOWER ROOM 6'4 x 5'6 *

* WITHIN EASY REACH OF ALDI AND LIDL SUPERMARKETS, BUS ROUTES AND RAILWAY STATION *

BALANCE OF A 999 YEAR LEASE *

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

* NO ONWARD CHAIN *

* VIEWING RECOMMENDED *

COMUNAL ENTRANCE HALL:

Communal entrance door to communal entrance hall. Composite entrance door to:

ENTRANCE HALL:

Two storage cupboards. Doors to all rooms.

BEDROOM ONE: 12'11 (3.94m) x 11'7 (3.53m)

Radiator. Two sets of fitted wardrobes. Replacement double glazed window to front.

BEDROOM TWO: 12'0 (3.66m) x 8'5 (2.57m)

Radiator. Replacement double glazed window to rear.

SHOWER ROOM: 6'4 (1.93m) x 5'6 (1.68m)

Refitted shower room with walk in shower tray with shower attachment, shower screen, vanity hand wash basin with mixer tap, cupboards below, low level WC. Melamine panelled walls, part tiled walls. Radiator. Replacement double glazed window to rear.

LOUNGE: 15'9 (4.80m) x 11'10 (3.61m)

Radiator. Replacement double glazed window to front.

KITCHEN: 12'0 (3.66m) x 9'7 (2.92m)

Comprising of white laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards below, range of eye level cupboards, wall mounted combi boiler. Part tiled walls. Double glazed window to side, door to garden.

OUTSIDE:

Communal gardens to the front of the property. Garages are located on the right hand side with an option to rent from the freeholders. Further communal gardens located to the rear of the flats.

AGENTS NOTES:

Material information for this property.

Tenure: Leasehold. There is a balance of a 999 year lease granted in 1963.

Council Tax Band: B.

EPC Rating D.

Services connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. 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 by the sellers the current level of services charges are £1,720.50 per annum. Ground rent £10.50 per annum. These figures are to be confirmed and could change.

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.



