



DESCRIPTION:

Blake & Thickbroom are delighted to be offering this beautifully presented first floor purpose built flat situated within the highly sought after 'Royals Area'. The property is conveniently located within approximately quarter of a mile of Clacton's town centre, and Martello Bay seafront. A early viewing is recommended to avoid disappointment.

DIRECTIONS:

See Postcode : CO15 1BD

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

* MODERN FITTED KITCHEN * 12'1 x 11'11 LOUNGE *

* TWO DOUBLE BEDROOMS * GAS HEATING *

* DOUBLE GLAZING * INTERCOM SYSTEM *

* COMMUNAL GARDENS * COMMUNAL PARKING *

* BALANCE OF 999 YEAR LEASE * VIEWING RECOMMENDED *

COMMUNAL ENTRANCE:

Communal main entrance door with intercom system. Stair flights to first floor. Entrance door to reception hallway.

RECEPTION HALLWAY:

Radiator, storage cupboard. Doors to all rooms.

BATHROOM: 7'10 (2.39m) x 6'4 (1.93m)

Fitted with a low level WC, vanity hand wash basin, panelled bath with shower attachment over, heated towel rail, part tiled walls. Replacement double glazed window to side.

BEDROOM ONE: 14'8 (4.47m) x 12'1 (3.68m)

Built in wardrobes, radiator, replacement double glazed window to side.

KITCHEN: 10'8 (3.25m) x 9'1 (2.77m)

Fitted with laminated rolled edge work surfaces with cupboards, drawers and storage space under. Range of matching eye level cupboard above, wall mounted boiler. Inset single drainer sink unit. Integrated oven with four ring electric hob. Replacement double glazed window to side.

LOUNGE: 12'1 (3.68m) x 11'11 (3.63m)

Radiator, replacement double glazed window to front.

BEDROOM TWO: 14'11 (4.55m) x 7'7 (2.31m)

Radiator, replacement double glazed window to side, replacement double glazed sliding door to balcony.

OUTSIDE:

Communal gardens to the front and rear of the property. Communal bin storage, low level parking to the front of the property.

AGENTS NOTES:

Material information for this property

Tenure is Leasehold. Balance of 999 year lease from June 1966

Council Tax Band: B. EPC: 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

Ground rent and service charges total approx £2,164.00 yearly and an additional charge of £500.00 which goes towards building insurance also paid yearly.

Non standard property features to note: Yes

We have been advised by our vendors that there is on going consultations regarding replacement of the roof, we have yet to be advised of costs. Please contact the office for further details.

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



