



BLAKE & THICKBROOM



**PARK ROAD,
CLACTON-ON-SEA, ESSEX, CO15 1HQ
£200,000 (Offers in the region of)**

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

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this Exceptionally Spacious Split Level Maisonette being offered with off road parking, a share of the Freehold and no regular service charges . The property is conveniently located for Clacton's Town Centre and Local Shopping Facilities .

DIRECTIONS:

PROCEED FROM Clacton Town Centre via Pier Avenue, as you approach Aldi Supermarket on the right, turn sharp left into Old Road. Take the second turning on the right into Anchor Road, proceed almost to the far end of Anchor Road, before finding Park Road as a left hand turning. The property will be immediately on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* 17'2 max x 16' (narrowing to) 11'8 BEDROOM ONE *

* 13'2 x 10'4 BEDROOM TWO *

* 23'8 x 12'10 (max) LOUNGE / DINER *

* 9'2 FITTED KITCHEN *

* 10' x 8'6 (max) BATHROOM *

* GAS HEATING VIA RADIATORS * DOUBLE GLAZING *

* ALLOCATED OFF ROAD PARKING *

* CLOSE TO TOWN CENTRE AND SHOPPING FACILITIES *

* VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE LOBBY:

UPVC double glazed entrance door, stairflight to first floor landing.

FIRST FLOOR LANDING: 10'0 (3.05m) x 7'0 (2.13m)

Affording ideal space as a study area, radiator, stairflight to second floor, further access to kitchen, lounge/diner and bedroom two.

KITCHEN: 9'2 (2.79m) x 9'2 (2.79m)

Fitted with a range of laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over, drawers, cupboards and storage space under, range of matching eye level cupboards, integrated four ring gas hob with oven under, wall mounted gas boiler, tiled flooring, double glazed window to front.

LOUNGE/DINER: 23'8 (7.21m) x 12'10 (3.91m)

max, narrowing to 10'2 (3.1m). A very large room which has been informally separated into Lounge Area and separate Dining Area. Radiators, three double glazed windows to side.

BEDROOM TWO: 13'2 (4.01m) x 10'4 (3.15m)

Radiator, double glazed window to side.

SECOND FLOOR LANDING:

Double glazed window to front, door to bedroom one and bathroom.

BEDROOM ONE: 17'2 (5.23m) x 16'0 (4.88m)

maximum measurements, narrowing into 11'8 (3.35m). Radiator, vaulted ceilings, double glazed windows to either side.

BATHROOM: 10'0 (3.05m) x 8'6 (2.59m)

maximum measurements, narrowing to 6'2 (1.88m). Fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, low level wc, radiator, double glazed window to side.

OUTSIDE:

Small front garden retained by timber fencing. Allocated off road parking accessed from Park Road.

AGENTS NOTES:

Material information for this property.

Tenure is Leasehold - 99 year lease granted on 21st October 2005 - approximately 80 years remaining.

Council Tax Band A.

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

Current Ground Rent £0

No regular service charges are paid. This property is being sold with a share of the Freehold.

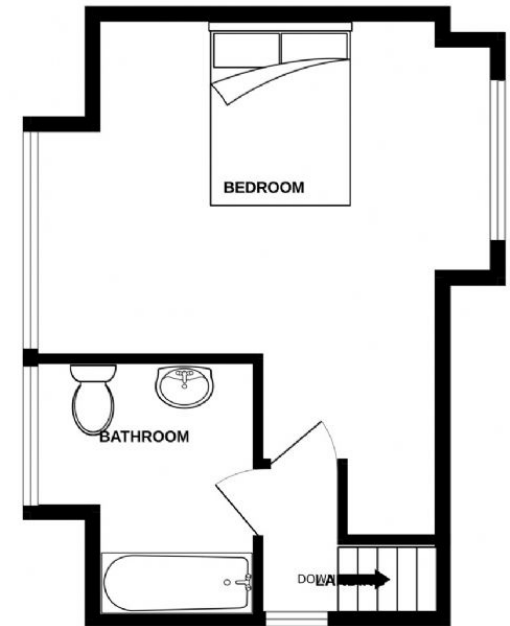
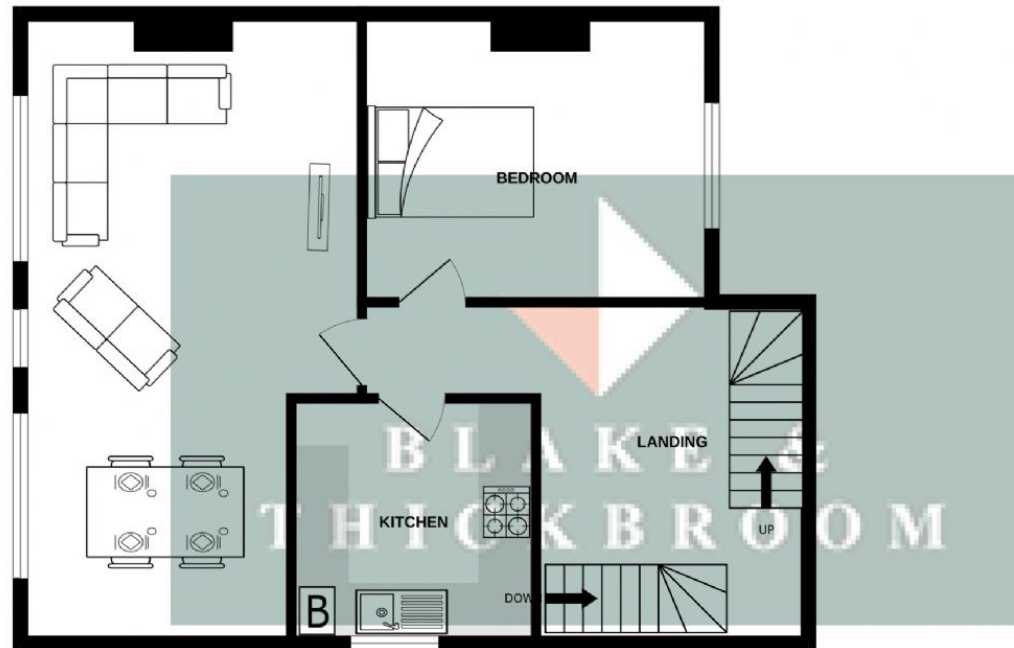
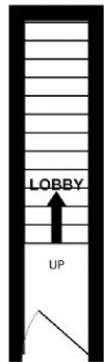
Please note prospective purchasers must confirm with their legal representatives that the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.



LOBBY

1ST FLOOR

2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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