



**ST ANDREWS ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3AP
£127,500 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this well presented ground floor flat being offered for sale with and within walking distance of Clacton's town centre and mainline railway station with access to London Liverpool Street.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, straight across the roundabout into Old Road. Third turning on the right into St Andrews Road, The property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* 11'5 x 9'1 BEDROOM * 14'2 x 11'2 LOUNGE *

* 9'11 x 9'6 KITCHEN * BATHROOM *

* DOUBLE GLAZING * GAS HEATING VIA RADIATORS *

* SOUTH FACING REAR GARDEN *

* EXTENDED LEASE IN EXCESS OF 150 YEARS *

* IDEAL FIRST TIME PURCHASE OR INVESTMENT *

* CLOSE TO TOWN CENTRE AND SHOPPING FACILITIES *

* SOLE AGENTS *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Double storage cupboard, separate airing cupboard, doors to all rooms.

BEDROOM: 11'5 (3.48m) x 9'1 (2.77m)

Radiator, door to lounge, replacement double glazed window to rear.

LOUNGE: 14'2 (4.32m) x 11'2 (3.40m)

Radiator, replacement double glazed bay window to front.

KITCHEN: 9'11 (3.02m) x 9'6 (2.90m)

Fitted with a range of white laminated fronted units comprising rolled edge laminated work surfaces with inset one and a half bowl sink unit with mixer taps. Cupboards and storage below, eye level cupboard. Wall mounted combi gas boiler, part tiled walls. Replacement double glazed window to side, door to bathroom.

BATHROOM:

Fitted with a low level WC, pedestal wash basin, panelled bath with shower attachment, radiator, fully tiled walls, three replacement double glazed windows to rear. Single glazed window to side.

OUTSIDE:

The front and rear of the property is the ground floor flats responsibility. The first floor flat requires access from the front. Concrete front enclosed by low level brick wall, side access leading to rear garden. The rear garden is mostly laid to lawn with concrete path affording shared access to the neighbours garden. Flower borders, wooden shed to remain. The garden is enclosed by wooden panel fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Leasehold. Extended lease (189 years from 1987 - approximately 153 years remaining).

Council Tax Band B. EPC Rating E.

Services Connected.

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone & 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 is Peppercorn Ground Rent.

Service charge to be agreed and shared with the above flat as and when required.

Non standard features to note - No.

In accordance with the Estate Agency Act 1979 we must confirm that the vendor of this property is an employee of Blake & Thickbroom Estate Agents.

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.

AN ENERGY PERFORMANCE CERTIFICATE WILL BE AVAILABLE TO VIEW ON LINE AT www.blake-thickbroom.co.uk AND THEN REFER TO PROPERTY ADDRESS.



GROUND 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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