



UPLANDS COURT,  
CLACTON-ON-SEA, ESSEX, CO15 1BE  
£230,000 (Asking Price)



**DESCRIPTION:**

AS SPACIOUS AS A BUNGALOW.

Beautifully presented three bedroom first floor purpose built maisonette situated in this established development within the heart of the Royals area and within a few minutes walk of Clacton's town centre and Martello Bay seafront. The property benefits from a South facing balcony, spacious accommodation throughout, a garage in a block and the balance of a 999 year lease. As the vendor's chosen sole agent, an early viewing is highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West turning right into Wash Lane opposite the Martello Inn Carvery. Proceed a short distance along Wash Lane taking the first turning left into Kings Road. Proceed a short distance along Kings Road and Uplands Court will be found on the right hand side. Proceed into the main turning and the maisonette will be directly in front of you.

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

- \* THREE BEDROOMS \* 22'6 x 11'7 LOUNGE DINER \*
- \* FITTED KITCHEN WITH BUILT IN APPLIANCES INCLUDING EXTRACTOR HOOD, INTEGRATED FRIDGE, FREEZER, DISHWASHER, WASHING MACHINE & TUMBLE DRYER \*
- \* 27'10 RECEPTION HALLWAY \*
- \* MODERN WHITE BATHROOM SUITE \*
- \* GAS HEATING VIA RADIATORS \* REPLACEMENT DOUBLE GLAZING \*
- \* SOUTH FACING ENCLOSED BALCONY \*
- \* GARAGE IN BLOCK \* WALKING DISTANCE OF TOWN CENTRE & SEAFRONT \*
- \* BALANCE OF A 999 YEAR LEASE \*
- \* SOLE AGENTS \* INTERNAL VIEWING RECOMMENDED \*

**ENTRANCE LOBBY:**

Stairflight to first floor entrance door to entrance lobby. Panelled roof, glazed panels to side and rear, further glazed entrance door to:

**RECEPTION HALLWAY:** 27'10 (8.48m) x 3'5 (1.04m)  
(max). Storage cupboard, airing cupboard. Loft access. Radiator.

**BEDROOM ONE:** 14'1 (4.29m) x 11'5 (3.48m)  
Fitted with a range of built in wardrobes with grey colour laminated fronted doors, integrated drawer units. Radiator. Window to front.

**BEDROOM TWO:** 12'9 (3.89m) x 8'10 (2.69m)  
Radiator. Window to rear.

**BEDROOM THREE:** 8'9 (2.67m) x 8'6 (2.59m)  
Radiator. Window to rear.

**BATHROOM:**  
White suite comprising of panelled bath with mixer tap, shower attachment, vanity hand wash basin, enclosed low level WC. Fully tiled walls. Heated towel rail. Downlighters. Window to rear.

**KITCHEN:** 10'7 (3.23m) x 8'8 (2.64m)  
Luxuriously appointed with a range of high gloss finish laminated fronted units with inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards, wall mounted extractor hood, integrated fridge, freezer, dishwasher, washing machine & tumble dryer. Downlighters. Part tiled walls. Window to rear.

**LOUNGE DINER:** 22'6 (6.86m) x 11'7 (3.53m)  
Ornamental moulded fire surround. Two radiators. Windows to front and side, glazed door to enclosed South facing balcony.

**OUTSIDE:**  
We understand from the current owners there are communal gardens to the front and rear of the building. Garage in block with up and over door providing additional storage space.

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**AGENTS NOTES:**  
Material Information for this property.  
Tenure is Leasehold.  
Council Tax Band B.  
EPC Rating D.  
Services Connected.  
Electricity - Yes.  
Gas - Yes.  
Water - Yes.  
Sewerage type - Mains.  
Telephone & Broadband coverage - Unknown. Prospective purchasers should be directed to website - [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.  
Any additional property charges - Yes. Leasehold property with a 999 year lease from 6th June 1966.  
We have been advised the Service charge for 1/10/23 to 30/9/24 is £1,045. The Ground Rent is £10.50 per annum.  
Non standard property feature to note - None.













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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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