



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this spacious purpose built first floor maisonette situated within walking distance of Clacton's town centre, mainline railway station and seafront. The property benefits from the balance of a 999 year lease and, in our opinion, would make an ideal first time purchase or a buy to let investment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via the High Street. Proceed straight across the traffic lights into the continuation of the High Street. Take the first turning on the left into Chapman Road and Roseland Court will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO DOUBLE BEDROOMS * 18'7 x 11'3 LOUNGE DINER *
- * 10'4 (max) x 13'7 (max) KITCHEN *
- * WHITE BATHROOM SUITE *
- * GAS HEATING * UPVC DOUBLE GLAZING *
- * GARAGE * ALLOCATED GARDEN SPACE *
- * BALANCE OF A 999 YEAR LEASE *
- * NO ONWARD CHAIN * IDEAL FIRST TIME BUY OR RENTAL INVESTMENT *
- * CLOSE TO TOWN CENTRE, RAILWAY STATION & SEAFRONT *
- * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE LOBBY:

UPVC double glazed side entrance door to entrance lobby and stairflight to first floor landing.

FIRST FLOOR LANDING:

Access to loft housing gas boiler. Built in storage cupboard, further built in airing cupboard. Doors to all rooms.

LOUNGE DINER: 18'7 (5.66m) x 11'3 (3.43m)

Radiator. Double glazed window to front.

KITCHEN: 13'7 (4.14m) x 10'4 (3.15m)

(max, narrowing to 10'2). Fitted with a range of laminated fronted units comprising of laminated work surfaces with inset sink unit with cupboards, drawers and storage space under, range of eye level cupboards. Tiled flooring. Double glazed window to side.

BEDROOM ONE: 14'9 (4.50m) x 10'4 (3.15m)

Radiator. Double glazed window to rear.

BEDROOM TWO: 11'3 (3.43m) x 8'5 (2.57m)

Radiator. Double glazed window to rear.

BATHROOM:

White suite comprising of panelled bath with wall mounted shower unit over (not tested), low level WC, pedestal wash basin. Chromium effect radiator. Partially tiled walls. Double glazed window to side.

OUTSIDE:

Communal lawned areas to front and vehicular access down the left hand side of the building leading to garage block. The garage is located at the far end on the left hand side. Allocated garden space can be found in the far right hand corner of the plot.

AGENTS NOTES:

Material Information For This Property
Tenure is Leasehold.
Council Tax Band B.
EPC Rating TBA.

Services Connected.
Electricity - Yes
Gas - Yes
Water - Yes
Sewerage type - Mains

Telephone & Broadband coverage - Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Additional Property Charges: Yes
We are advised that a 999 year lease was granted 08/11/1971. We are advised annual service Jan 2024 to Jan 2025 is £1624.83 and ground rent is £10 per annum. We are awaiting the current charges.

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.



