



**JAPONICA COURT, MARINE PARADE EAST,
CLACTON-ON-SEA, ESSEX, CO15 5AF
£205,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this very well presented two bedroom ground floor flat with garage in block, being offered for sale with no onward chain. The property benefits from sea views and is conveniently located within walking distance of Clacton on Sea's regenerated seafront and bus route to Clacton's town centre. This flat lends itself to be an excellent holiday home or as an Airbnb which the current owners have been letting.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Marine Parade East. Follow the seafront road for approximately one mile and Japonica Court will be found on the left hand side on the corner of Fourth Avenue.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * 16'5 x 9'9 LOUNGE *
- * 10' x 9'3 KITCHEN *
- * MODERN BATHROOM SUITE *
- * GAS HEATING * DOUBLE GLAZING *
- * SEA VIEWS * SEAFRONT POSITION *
- * COMMUNAL GARDENS * GARAGE IN BLOCK *
- * NO ONWARD CHAIN * VIEWING RECOMMENDED *
- * SOLE AGENTS *

ENTRANCE HALL:

Replacement double glazed entrance door leading to entrance hall. Two radiators. Two storage cupboards. Fully tiled floor. Doors to all rooms.

BEDROOM ONE: 13'11 (4.24m) x 10'5 (3.18m)

Radiator. Fitted wardrobe. Replacement double glazed window to front.

BEDROOM TWO: 10'6 (3.20m) x 10'1 (3.07m)

Radiator. Fitted wardrobe. Replacement double glazed window to rear.

BATHROOM:

Modern fitted bathroom suite compriisng of P shaped bath with shower attachment, vanity hand wash basin with mixer tap, cupboard below, low level WC. Heated towel rail. Fully tiled walls, tiled flooring. Replacement double glazed window to rear.

LOUNGE: 16'5 (5.00m) x 9'9 (2.97m)

Vertical radiator. Fully tiled floor. Replacement double glazed window to front, double door leading to:

KITCHEN: 10'0 (3.05m) x 9'3 (2.82m)

Modern fitted kitchen comprising of rolled edge laminated work surfaces with inset one and a half bowl single drainer sink unit, range of eye level cupboards, cupboards, drawers and storage below, extractor hood. Two storage cupboards. Tiled flooring, part tiled walls. Replacement double glazed window and door facing communal garden area.

OUTSIDE:

Communal gardens to the front of the property. Visitors' parking to the side, secure parking for residents to the rear of the building. The garage is accessible from the rear.

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AGENTS NOTES:

Material information for this property.
Tenure is Freehold.
Council Tax Band B.
EPC Rating E.
Services connected.
Electricity - Yes.
Gas - Yes.
Water - Yes
Sewerage type - Mains.
Telephone and Broadband coverage - Unknow due to the property being vacant.
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 - No.
Non standard property features - No.



