



**LANGTRY COURT,  
THOROUGHGOOD ROAD, ESSEX, CO15 6JX  
£170,000 (Asking Price)**

**DESCRIPTION:**

SEAVIEWS ! A well presented purpose built first floor flat situated in this established building on the Eastern outskirts of town. The flat is being offered for sale with no onward chain and is conveniently located within walking distance of all amenities, including town centre, seafront and mainline railway station. We hold KEYS AT OUR OFFICES for an immediate viewing.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance turning left into Thoroughgood Road. The building can be found immediately on the right hand side. Proceed into the main access to the building and a allocated parking space will be displayed.

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

\* TWO BEDROOMS \* EN SUITE SHOWER ROOM \*

\* 17'7 x 12'7 LOUNGE \* 7'11 x 7'11 KITCHEN \*

\* GAS HEATING VIA RADIATORS \*

\* DOUBLE GLAZING THROUGHOUT \*

\* SEA VIEWS \* ALLOCATED PARKING \*

\* NO ONWARD CHAIN \* SOLE AGENTS \*

\* CLOSE PROXIMITY TO SEA FRONT, TOWN CENTRE AND MAINLINE RAILWAY STATION \*

\* VIEWING RECOMMENDED \* KEYS TO VIEW \*

**COMMUNAL ENTRANCE:**

Communal entrance door to communal entrance hall. Stairs to first floor. Entrance door to entrance hall.

**ENTRANCE HALL:**

Radiator, built in storage cupboard, doors to all rooms.

**BEDROOM ONE:** 13'5 (4.09m) x 9'4 (2.84m)

Radiator, door to Juliet balcony, built in wardrobes wall mounted and cupboards. Door to en suite.

**EN SUITE:**

Low level WC, vanity hand wash basin, shower tray with shower attachment, radiator, tiled walls and floor, replacement double glazed window to side.

**BEDROOM TWO:** 10'0 (3.05m) x 7'8 (2.34m)

Radiator, sash window to front.

**BATHROOM:**

Fitted with low level WC, pedestal wash basin, panelled bath with shower attachment, tiled walls and flooring, radiator.

**LOUNGE:** 17'7 (5.36m) x 12'7 (3.84m)

Electric fire, two sash windows to rear, Juliet balcony, door to kitchen.

**KITCHEN:** 7'11 (2.41m) x 7'11 (2.41m)

Fitted with rolled edge laminated work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated new oven, four ring gas hob with extractor hood above, dish washer, washing machine. Wall mounted combi gas boiler. Full tiled walls, double glazed window to side.

**OUTSIDE:**

Communal gardens, allocated and visitor parking.

**AGENTS NOTES:**

Material information for this property.

Tenure: Leasehold. Council Tax Band: B.

EPC Rating C.

Services connected

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - Unknown due to the property being vacant

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

Services charges £1,439.91

Ground rent £231.00

Buildings Insurance £402.00

Lease is a 199 year commencing in 2003 (approx 178 yrs remaining)

Non standard property features to note - None.

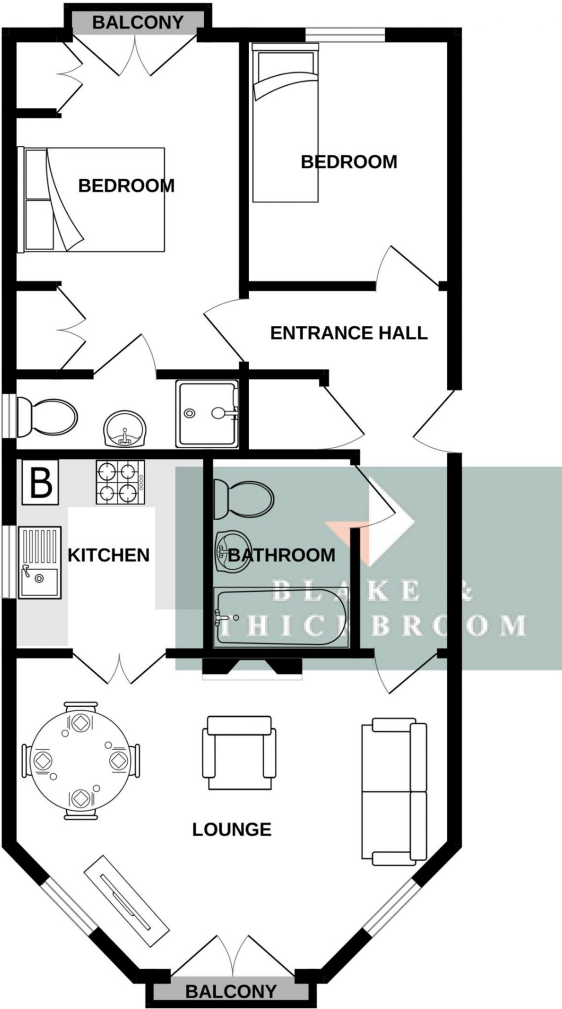
Sellers have advised us subject to offers the property can be furnished or unfurnished.







GROUND FLOOR



LANGTRY COURT, THOROUGHGOOD ROAD, CLACTON-ON-SEA, ESSEX, CO15 6JX

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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