



# BLAKE & THICKBROOM



**MANSFIELD TOWERS,  
MARINE PARADE EAST, ESSEX, CO15 1UU  
£245,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering in their opinion this very well presented penthouse apartment enjoying uninterrupted sea views from the private balcony. The property is situated within walking distance of Clacton's town centre and railway station and affording allocated off road parking and no onward chain.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre via the High Street. At the traffic lights turn right into Carnarvon Road. As you approach the seafront you will find Mansfield Towers on the right hand side.

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

- \* 12'7 x 11'10 BEDROOM ONE WITH SEA VIEWS \* 12' x 9' BEDROOM TWO WITH SEA VIEWS \*
- \* 28' x 12' LOUNGE/DINER WITH BALCONY \* 12'1 LUXURIOUSLY APPOINTED KITCHEN WITH INTEGRATED APPLIANCES \*
- \* REFITTED SHOWER ROOM WITH WC \* ADDITIONAL SEPARATE WC \*
- \* ELECTRIC HEATING \* UPVC DOUBLE GLAZING \*
- \* ALLOCATED COVERED PARKING TO THE REAR \* COMMUNAL LIFT TO ALL FLOORS \*
- \* SEA & ROOF TOP VIEWS \* NO ONWARD CHAIN \* SOLE AGENTS \*

**COMMUNAL ENTRANCE:**

Secure communal entrance operated by entry phone system to communal stairflight and lift. Further access to communal gardens and parking area to the rear.

**FOURTH FLOOR LANDING:**

Sea views, access to the flat via UPVC double glazed entrance door to entrance hall.

**ENTRANCE HALL:**

Wall mounted electric panel heater, built in storage cupboards, further built in linen cupboard and airing cupboard. UPVC picture windows to rear. Doors to all rooms.

**SEPARATE WC:**

Refitted with a white coloured suite comprising low level WC, wall mounted wash basin with cupboard under, chrome effect towel rail, fully tiled walls. Double glazed window to side.

**LOUNGE DINER:** 28'0 (8.53m) x 12'0 (3.66m)

Wall mounted panel heater and flame effect electric heater. Double glazed sliding patio doors affording access to covered balcony and uninterrupted sea views. Double glazed window to rear affording roof top views. Further access to kitchen.

**KITCHEN:** 12'1 (3.68m) x 8'6 (2.59m)

Luxuriously reappointed by the current owners with a range of laminated fronted units to three walls comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer tap over. Cupboards, drawers and storage space under, range of matching eye level cupboards with work surfaces lighting under, tiled walls. Integrated appliances include ceramic hob with extractor fan above, built in single oven, further integrated washing machine and dish washer, fridge and freezer. Full height retractable shelving, double glazed window to rear affording roof top views.

**BEDROOM ONE:** 12'7 (3.84m) x 11'10 (3.61m)

Wall mounted electric panel heater, double glazed window to front affording sea views.

**BEDROOM TWO:** 12'0 (3.66m) x 9'0 (2.74m)

(max) Wall mounted electric panel heater, double glazed window to front affording sea views.

**SHOWER ROOM:**

Refitted by the current owners with a white suite comprising low level WC, vanity wash basin with storage cupboards under, glazed walk in shower enclosure. Fully tiled walls, chrome effect towel rail. Double glazed window to side.

**OUTSIDE:**

Communal gardens to the front retained by iron railings. Access to the rear is via Rosemary Crescent (just off Rosemary Road) and affords gated access to allocated parking area with one and a half width car port. Small communal gardens to the rear.

**AGENTS NOTES:**

Material information for this property.  
Tenure: Leasehold. Council Tax Band: C. EPC: F  
Services Connected  
Electricity - Yes  
Gas- No  
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  
This is a leasehold property 999 year lease granted on 19th November 1971  
Service charges 1st January 2024 - 31st December 2024 £2,500.72  
Non standard property features to note - None









