



THE GRAND,
MARINE PARADE EAST, ESSEX, CO15 6JT
£285,000 (Asking Price)

DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this third floor apartment having been converted in 2000 from the former Grade II Listed Grand Hotel. The apartment offers substantial accommodation and affording stunning sea views and also benefitting from secure basement storage. Many original features have been retained / restored throughout this wonderful building.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for a short distance where you will find The Grand situated on the left hand side on the corner of Thoroughgood Road.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO DOUBLE BEDROOMS WITH SEA VIEWS *
- * EN SUITE SHOWER ROOM TO MASTER *
- * 18'2 LOUNGE WITH UNINTERRUPTED SEA VIEWS *
- * 12'10 x 11'10 FITTED KITCHEN/DINER WITH BUILT IN APPLIANCES *
- * FAMILY BATHROOM *
- * 10'10 x 10'1 SECURE BASEMENT STORAGE ROOM *
- * INTERCOM ENTRY SYSTEM * LIFT FACILITIES *
- * NO ONWARD CHAIN * SOLE AGENTS *

COMMUNAL ENTRANCE:

Communal entrance with intercom operated system, wall mounted postal boxes. Opulent communal hallway with many original features and turning stair cases and lift facilities to all floors. Further stair flight to the basement storage area. Personal wooden panelled entrance door to:

RECEPTION HALLWAY: 23'2 (7.06m) x 6'2 (1.88m)

Built in airing cupboard, sky light window, doors to all rooms.

LOUNGE: 18'2 (5.54m) x 11'6 (3.51m)

Moulded ceiling rose, coved ceilings, radiator, bay window to front affording uninterrupted sea views.

KITCHEN DINER: 13'0 (3.96m) x 12'0 (3.66m)

Well appointed with a range of wood fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer taps. Cupboards, drawers and storage space under, range of eye level cupboards. Integrated four ring gas hob with extractor hood above, single oven below. Further integrated dish washer, fridge, freezer and washing machine (all appliances not tested). Part tiled walls, radiator, windows to rear.

BEDROOM ONE: 18'4 (5.59m) x 11'0 (3.35m)

(plus door recess) Radiator, sky light window, further window to front affording sea views. Door to en suite shower room.

ENSUITE SHOWER ROOM: 10'3 (3.12m) x 7'9 (2.36m)

Fitted with shower cubicle, pedestal wash basin, low level WC, tongue and groove timber panelling, radiator. Window to rear.

BEDROOM TWO: 11'9 (3.58m) x 11'9 (3.58m)

(plus door recess) Radiator, window to front affording sea views.

BATHROOM:

White coloured suite comprising panelled bath with mixer taps and shower attachment. Pedestal wash basin, low level WC, part tiled walls, radiator.

BASEMENT STORAGE ROOM: 10'10 (3.30m) x 10'1 (3.07m)

Power and light connected.

OUTSIDE:

Communal areas to the front, side and rear incorporating allocated parking areas.

AGENTS NOTES:

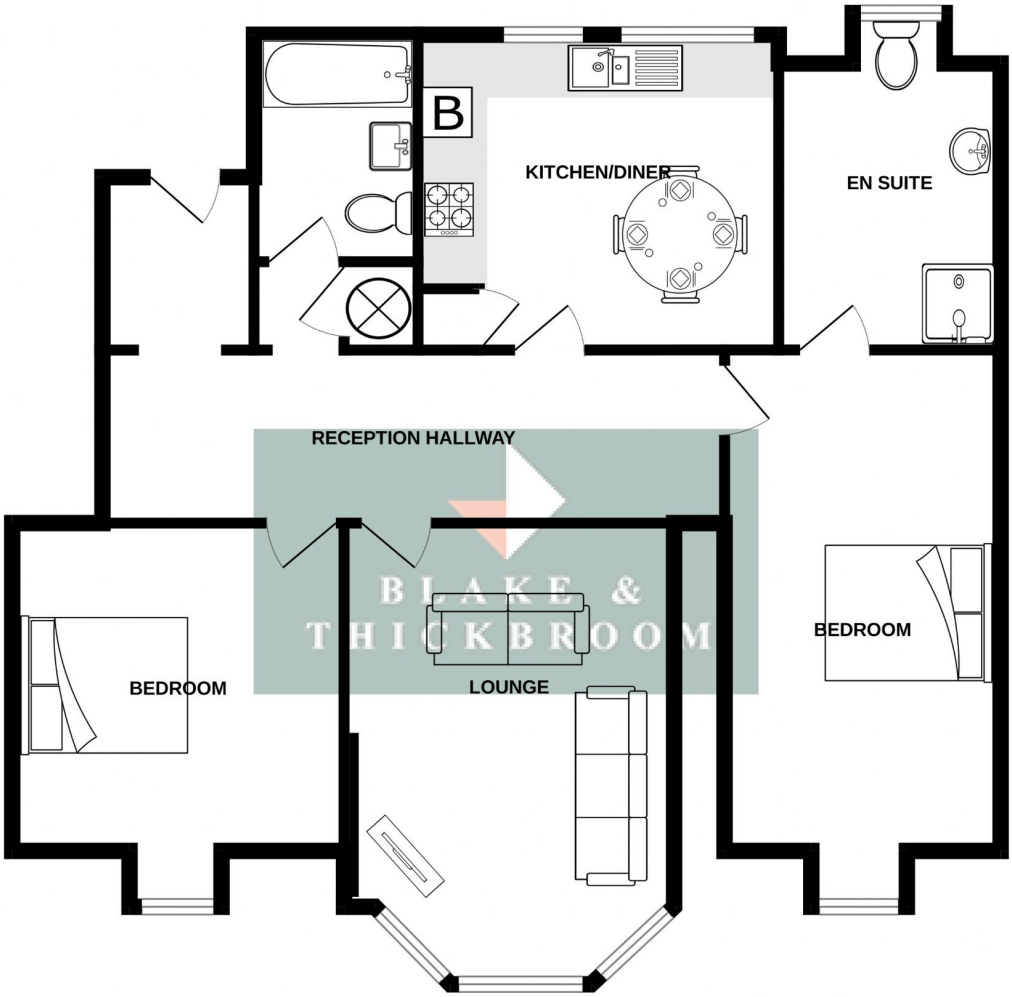
Material information for this property.
Tenure: Leasehold. Council Tax Band: D. EPC: C
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage type: Mains
Telephone and Broadband coverage: Unknown
Prospective purchasers should be directed to website to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: Yes
Lease for this property was granted on 1st January 2003 for a term on 199 years
Service charge: £2,200.00 to the year ending 31st March 2024.
Building insurance: £907.00 to year ending 31st March 2024.
Non standard property features to note - None







GROUND FLOOR



THE GRAND, MARINE PARADE EAST, CLACTON-ON-SEA, ESSEX, CO15 6JT

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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