



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this purpose built one bedroom first floor flat occupying a non estate position towards the outskirts of Clacton's town centre. The property benefits from allocated parking and communal gardens and is within a 5 minute drive of Clacton's town centre and within a mile of local schools, shopping facilities and bus stops. In our opinion this property would make an ideal first time purchase or a buy to let investment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Pier Avenue passing Aldi supermarket on the right hand side. At the roundabout turn left into St Osyth Road. Proceed straight across the first mini roundabout and past Tesco express store on the left hand side. At the traffic lights turn right into Coppins Road. St Margarets Court can be found after a short distance on the left hand side.

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

- \* 12' x 11' BEDROOM \* 14' x 12'2 LOUNGE/DINER \*
- \* 11' x 6' KITCHEN \* THREE PIECE BATHROOM SUITE \*
- \* MODERN ELECTRIC STORAGE HEATERS \* UPVC DOUBLE GLAZING \*
- \* BALANCE OF 999 YEAR LEASE \* ALLOCATED PARKING \*
- \* COMMUNAL GARDENS \* NO ONWARD CHAIN \* SOLE AGENTS \*

**COMMUNAL ENTRANCE:**

Communal side entrance door to communal hallway. Stair flight to first floor. Wooden entrance door to entrance hall.

**ENTRANCE HALL:**

Built in airing cupboard, access to loft, doors to all rooms.

**LOUNGE DINER:** 14'0 (4.27m) x 12'2 (3.71m)

(max) Wall mounted electric storage heater, replacement UPVC double glazed window to side. Door to kitchen.

**KITCHEN:** 11'0 (3.35m) x 6'0 (1.83m)

Fitted with a range of laminated base units topped with laminated work surfaces and inset single drainer sink unit. Range of eye level cupboards. Replacement UPVC double glazed window to front.

**BEDROOM:** 12'0 (3.66m) x 11'0 (3.35m)

Wall mounted electric storage heater, replacement UPVC double glazed window to front.

**BATHROOM:**

Coloured suite comprising panelled bath, pedestal wash basin, low level WC, wall mounted electric radiator (not tested) partially tiled walls. Replacement UPVC double glazed window to front.

**OUTSIDE:**

Communal gardens to front and rear of the building with vehicular access under passageway to allocated parking space and further communal gardens.

**AGENTS NOTES:**

Material information for this property.  
Tenure: Leasehold. Council Tax Band: A. EPC: D  
Services connected  
Electricity- Yes  
Gas - No  
Water - Yes  
Sewerage type- Mains  
Telephone and Broadband coverage - Not connected  
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  
The property is held on a 999 year lease from 25th March 1987.  
Service charge from 1st April 2024 to 31st March 2025 - £882.00  
Ground Rent £160.00 in respect of the period 1st April 2024 to 31st March 2025  
Non standard property features - None





