



**KINGSMAN COURT, CARNARVON ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6EE
Prices From £115,000 - £120,000**

DESCRIPTION:

BEING OFFERED ON A PRICE RANGE OF £115,000 TO £120,000 Blake & Thickbroom are Pleased to be Offering This Purpose Built Second Floor Retirement Apartment Situated Within Close Proximity of Clacton's Town Centre, Mainline Railway Station and Seafront. The Property is Being Offered For Sale with No Onward Chain. An early viewing is advised to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre office via Station Road towards the town centre. Turn first left into the High Street. At the traffic lights turn right into Carnarvon Road and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * 11' x 9'6 BEDROOM * 19'10 LOUNGE/DINER *
- * 7'10 FITTED KITCHEN * SHOWER ROOM *
- * BALCONY * UNDER FLOOR HEATING *
- * DOUBLE GLAZING *
- * TOWN CENTRE LOCATION *
- * CONVENIENT FOR STATION & SEAFRONT *
- * RESIDENTS' LOUNGE * LAUNDRY ROOM *
- * GUEST SUITE (subject to availability & cost) *
- * VIEWING RECOMMENDED * SOLE AGENTS *

COMMUNAL ENTRANCE:

Communal entrance door to communal lobby. Access to further communal lounge, laundry room and guest suite. Lifts to all floors. Wooden entrance door to entrance hall.

ENTRANCE HALL:

Wall mounted emergency call system (subject to subscription). Walk in storage cupboard housing hot water cylinder.

LOUNGE/DINER: 19'10 (6.05m) x 11'1 (3.38m)

Double glazed windows to front, double glazed door with matching glazed side panel to balcony. Further door to kitchen.

KITCHEN: 7'10 (2.39m) x 7'0 (2.13m)

Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit and mixer taps over. Cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated four ring electric hob with extractor fan above and single oven (not tested). Double glazed window to side.

BEDROOM: 11'0 (3.35m) x 9'6 (2.90m)

(max) Built in walk in wardrobe. Double glazed window to front.

SHOWER ROOM:

Fitted with wall mounted wash basin with fitted cupboards under. Low level WC, wall mounted shower unit with glazed shower screen. Fully tiled walls, tiled flooring, heated towel rail (not tested).

OUTSIDE:

Communal gardens to the front with vehicular access under parts of the building to the rear gardens and communal parking areas. Covered area for mobility scooters with charging points.

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AGENTS NOTES:

Material information for this property.
Tenure is Leasehold.
We are advised the lease is 125 years and 3 days was granted on the 1st June 2013-114 years remaining
Council Tax Band B.
EPC Rating C.
Services connected.
Electricity - Yes
Gas - No
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 - Yes
Current Ground Rent £425 PA. Service charges 1st April 2023 to 31st March 2024 - £3091.08
We are advised a parking space can be reserved for approx £250 PA.
Non standard property features - Yes
This is a retirement property and occupants have to be at least 60 years of age.

Please note prospective purchasers must confirm with their legal representatives that the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.



