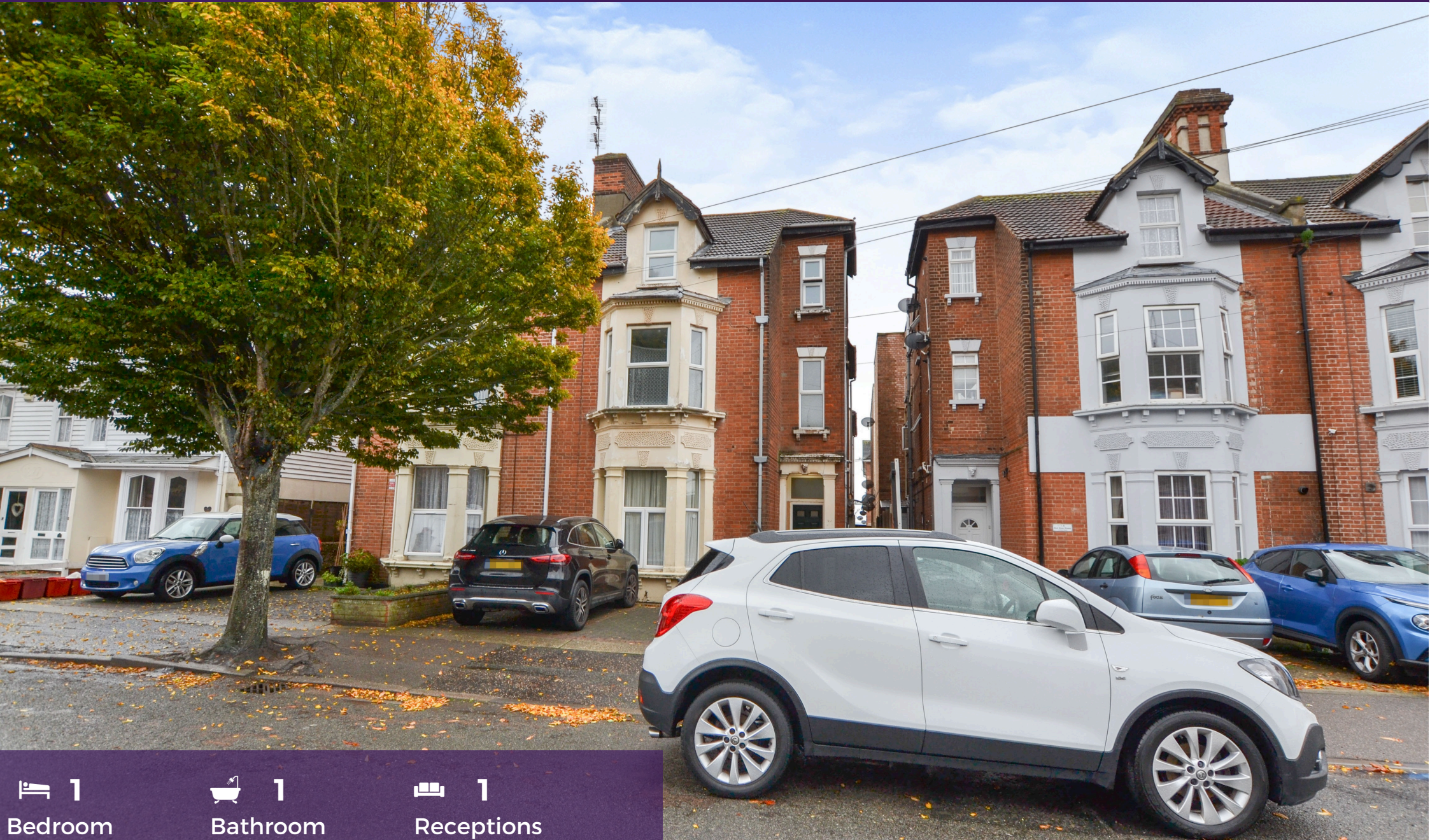




Asking Price £95,000
Church Road, Clacton-On-Sea, Essex, CO15



 1
Bedroom

 1
Bathroom

 1
Receptions



- CALLING INVESTORS
- NO ONWARD CHAIN - KEYS TO VIEW

- ONE BEDROOM FIRST FLOOR FLAT
- COMMUNIAL PARKING & GARDEN

- UPDATING REQUIRED
- COUNCIL TAX BAND : A EPC : F

INVESTOR PROJECT- Bonds of Essex are pleased to offer this one bedroom first floor flat, offering you off street parking, communal garden, lounge, kitchen and shower room. Located in Church Road, and with close proximity to Clacton On Sea seafront, town centre, main line train station and local amenities. The property needs some improvements but once complete

Communal Entrance

Communal entrance door to ground floor hallway with communal meter cupboard. Stairs to first floor landing.

Hallway

Entrance door, storage rad, doors to :

Living Room 15' 3' 1" x 12' 2' 1" (4.64m x 3.71m)
Double glazed bay window to front, storage rad.

Kitchen 11' 8' 1" x 8' 0' 1" (3.55m x 2.44m)

Double glazed window to rear. Kitted kitchen with floor and wall units, stainless steel sink and drainer, space for electric cooker. Built in airing cupboard (no cylinder)

Shower Room

Double glazed window to front. Low Level W.C. pedestal wash hand basin, recently fitted enclosed shower with independent electric shower.

Bedroom 1 13' 8" x 11' 0" (4.16m x 3.35m)

Double glazed window to side, storage rad.

Property Information

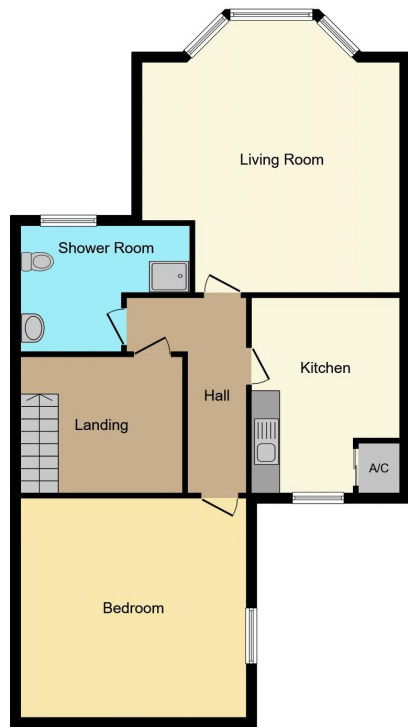
This has been supplied by the vendor but as always we recommend your legal representative checks the information : The council tax band for the flat is Band A. The lease is 99years, dating from 1989 and there is now 66 years remaining. The ground rent is currently £75 per annum but will rise next year for 33 years to £150 per annum and then the remaining ground rent will then be £225 per annum for the last 33 years. Building insurance was £217.16 for the year and is paid up to 27/03/23. Communal hallway electric light bills are shared by the three flats and any repairs are shared three ways. The service charge is on the same basis, a third each.

Condition

From initial look at the property it appears the whole flat would benefit from redecoration through out, There is damage to the shower room ceiling and the wash hand basin is not plumbed in. The hot water cylinder in the kitchen is missing. Please note this is just a summary and other things maybe needed.

Outside

There is parking at the front of property which is on a first come first served basis. Also there is a small communal garden / drying area.



Floor Plan

Floor area 89.2 sq.m. (960 sq.ft.) approx

Total floor area 89.2 sq.m. (960 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

Energy rating

F

Certificate number

0968-0076-7286-4456-1930



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Disclaimer

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.