



Asking Price £90,000
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\1' 3\1\1' x 12\1' 2\1\1' (4.64m x 3.71m)
Double glazed bay window to front, storage rad.

Kitchen 11\1' 8\1\1' x 8\1' 0\1\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 63 years remaining. The ground rent is currently £150 per annum for the next 30 years and then the remaining ground rent will then be £225 per annum for the last 33 years. 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.

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Energy rating

F

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Disclaimer

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