



Asking Price £99,995
Jack Branch Ct, Wash Lane, CO15



 2
Bedrooms

 1
Bathroom

 0
Receptions



Bonds of Essex Ltd are pleased to offer this TWO BEDROOM GROUND FLOOR OVER 55'S APARTMENT. The property is in need of modernisation / refurbishment. Offered with NO ONWARD CHAIN. Leasehold apartment. Close to local amenities and short walk from Clacton Hospital, Police Station and beach. Off and on road parking. Communal garden areas. Electric heating and double glazed windows. Communal Hallway with front and rear entrances. We understand that there is currently a 99 Year lease from 1986 (61 YEARS REMAINING). EPC - D Council Tax Band - B. Please call in today for further information or to arrange an internal viewing.

Entrance Hallway

Laid with carpet. Fitted storage cupboard. Doors to:

Bedroom 1 *9' 43" x 6' 54" (3.84m x 3.20m)*

Laid with carpet, double glazed window to front, electric heater wall mounted.

Bedroom 2 *13' 40" x 8' 88" (4.98m x 4.67m)*

Laid with carpet, double glazed window to front, electric heater wall mounted.

Lounge *16' 35" x 10' 20" (5.77m x 3.56m)*

Laid with carpet, double glazed bay window to rear, electric heater wall mounted.

Bathroom *7' 47" x 5' 49" (3.33m x 2.77m)*

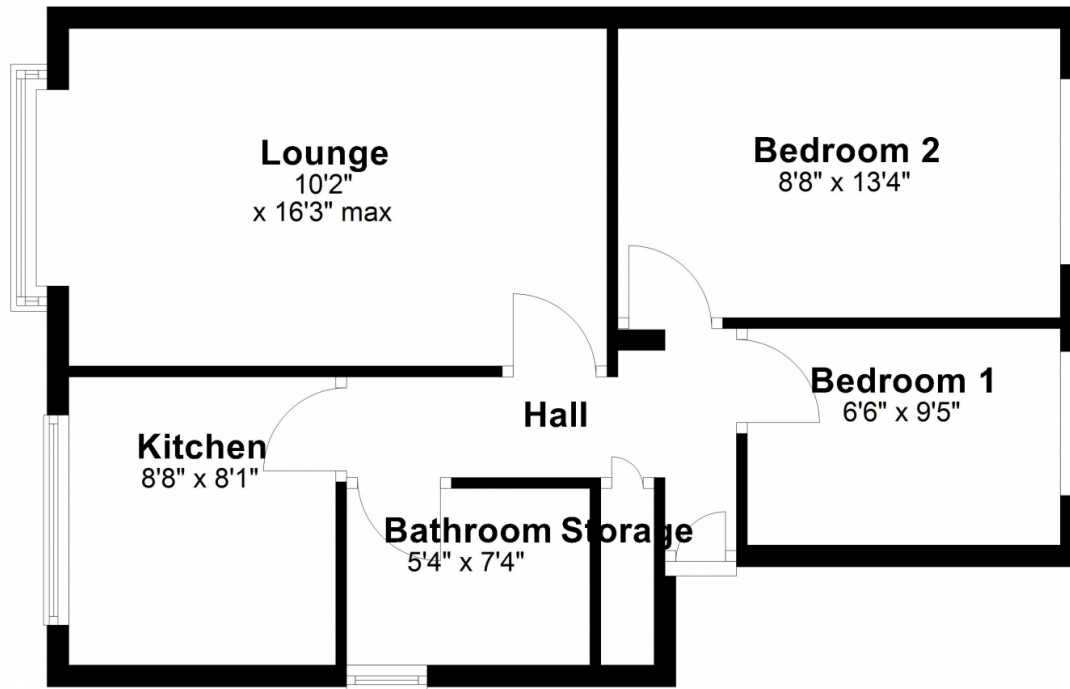
Fully fitted bathroom. Fitted with bath with electric shower facility, pedestal sink, floor mounted toilet. Laid with tiled floor, double glazed obscured window to side, electric pull cord heater wall mounted.

Kitchen

A range of wall and base units, laid with linoleum floor tiles, stainless steel double sink, built in oven and hob with extractor hood. Electric pull cord heater wall mounted, double glazed window to rear.

Apartment

Approx. 474.4 sq. feet



Total area: approx. 474.4 sq. feet

Energy rating

D

Certificate number

0156-2820-6264-2470-2161



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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.