



Offers in excess of £250,000
Marine Parade East, Clacton-On-Sea, Essex, CO15



 **2**
Bedrooms

 **2**
Bathrooms

 **1**
Receptions



- LOCATION, LOCATION, LOCATION
- 24' X 11'4 MASTER BEDROOM WITH EN-SUITE
- SUPERB TWO BEDROOM GROUND FLOOR APARTMENT
- NO ONWARD CHAIN - KEYS TO VIEW
- CLOSE TO THE GARDENS AREA - DIRECT SEA VIEWS
- COUNCIL TAX BAND : D EPC : B

Bonds of Essex Ltd are pleased to offer this TWO bedroom GROUND FLOOR apartment, in this '\Prestigious\' development, that we feel provides a touch of classy living which would be appreciated by on an internal viewing. The master bedroom features an en-suite, large lounge with french doors opening to communal garden and sea views, fully fitted kitchen. The bathroom consists of a modern white four piece suite. To the outside of the property are communal grounds with gardens, and parking bay to the rear via gated access. The flat also features gas central heating, double glazing. OFFERED WITH NO ONWARD CHAIN, KEYS TO VIEW.

Communal Entrance Foyer

Lift & stairs to all floors. Rear door to rear parking area with key code entry and electric gate. Entrance door to:

Entrance Hall

Inter-com entry system. Radiator, storage cupboard with heater. Doors to:

Lounge 27\ 9\ 1\ x 12\ 8\ 1\ (6.62m x 3.86m)

Recently fitted upvc double glazed French doors to front with sea views and small patio and grass area, Two radiators.

Family Bathroom 10\ 4\ 1\ x 6\ 3\ 1\ (3.15m x 1.90m)

Four piece modern white suite comprising of panelled bath with shower attachment over. Tiled shower cubicle with glass door. Low level WC. Pedestal wash hand basin. Tiled floor and splash backs. Extractor fan. Heated towel rail

Kitchen 13' 6" x 7' 8" (4.11m x 2.34m)

Modern fitted kitchen comprising of a range of cream gloss coloured floor and wall mounted units. Granite effect rolled edge work tops with inset single drainer stainless steel sink, electric oven. Electric hob with extractor fan over. Integrated fridge freezer, dishwasher, and washer/dryer. Tiled splash backs. Wall mounted gas combi boiler providing hot water & central heating (not tested but we are informed it was only installed two years ago). Tiled floor.

Master bedroom 24' 0" x 11' 4" (7.31m x 3.45m)

Recently fitted double glassed sealed unit bay window to front with sea views. Radiator. Door to :

Bedroom 2 17' 2" x 8' 8" (5.23m x 2.64m)

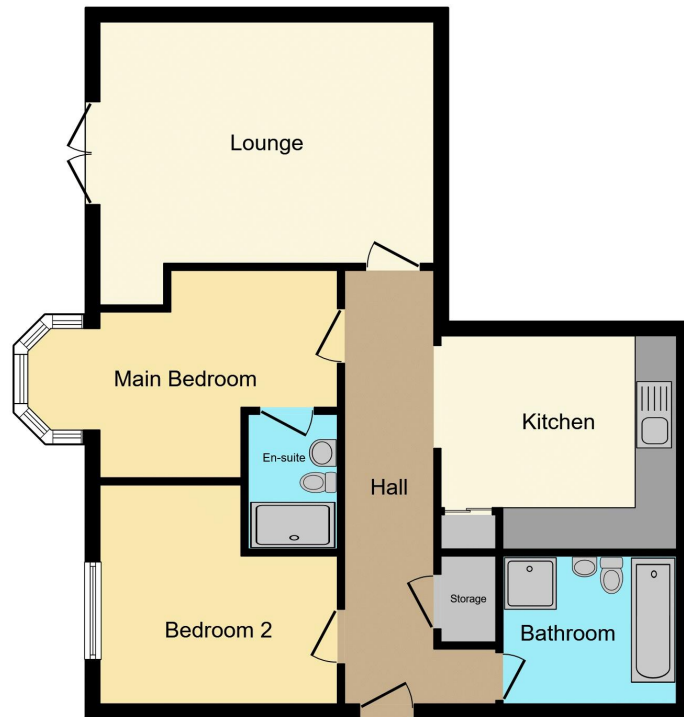
Double glazed unit sash window to front recently fitted, radiator. Range of modern fitted wardrobes and bedroom furniture.

En-suite shower room

Power shower in cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

Enclosed Car Parking

Located behind the block. Security entry system and electric gates. Security key fob required for access.



Floor Plan

Floor area 68.3 sq.m. (735 sq.ft.) approx

Total floor area 68.3 sq.m. (735 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

B

Certificate number

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