



Asking Price £200,000  
Skelmersdale Road, Clacton-On-Sea, Essex, CO15



 2  
Bedrooms

 2  
Bathrooms

 1  
Receptions



- EAST CLACTON LOCATION
- EN-SUITE, DRESSING ROOM TO MASTER BEDROOM
- OWN PRIVATE REAR GARDEN
- VIEWING ESSENTIAL
- SPAUCIOUS GROUND FLOOR FLAT
- COUNCIL TAX BAND : EPC :

Bonds of Essex are pleased to offer for sale this spacious TWO bedroom GROUND FLOOR APARTMENT WITH OWN PRIVATE REAR GARDEN. located in the popular EAST CLACTON area, close to main line railway station, Town Centre and seafront. Viewing is highly recommended to appreciate the space offered . Call 01255 4202232 for more information and viewings.

### Entrance

Communal entrance door to communal entrance hall. Door to :

### Entrance Hall

Entrance door, door entry system, radiator. Doors to :

**Living Room** 14' 9" x 14' 2" (4.49m x 4.31m) *plus bay window*

Double glazed bay window to front aspect, Two radiators, French doors opening into the hallway.

**Kitchen/Breakfast Room** 15' 9" x 14' 7" (4.80m x 4.54m)

Two windows and glazed door opening in the garden. This spacious room is fitted with floor and wall mounted units with contrasting worktops over. Inset one and a half bowl sink and drainer with mixer taps. Built in electric oven with ceramic hob and extractor over. Space for appliances. Centre breakfast bar island.

**Bedroom 1** 14' 3" x 10' 7" (4.34m x 3.07m)

Radiator, opening to :

**Study/Dressing Room** 12' 3" x 8' 6" (3.73m x 2.59m)

Double glazed window to side, radiator.

**En-suite Shower Room** 6' 8" x 4' 4" (2.03m x 1.32m)

Enclosed shower cubical, low level W.C., pedestal wash hand basin , heated towel rail.

**Bedroom 2** 14' 7" x 5' 0" (4.44m x 1.52m)

Double glazed window to front, radiator.

**Bathroom** 12' 5" x 5' 2" (3.78m x 1.57m)

Window to rear. White suite comprising of panel bath, low level W.C. pedestal wash hand basin, tiled splash backs

**Front garden**

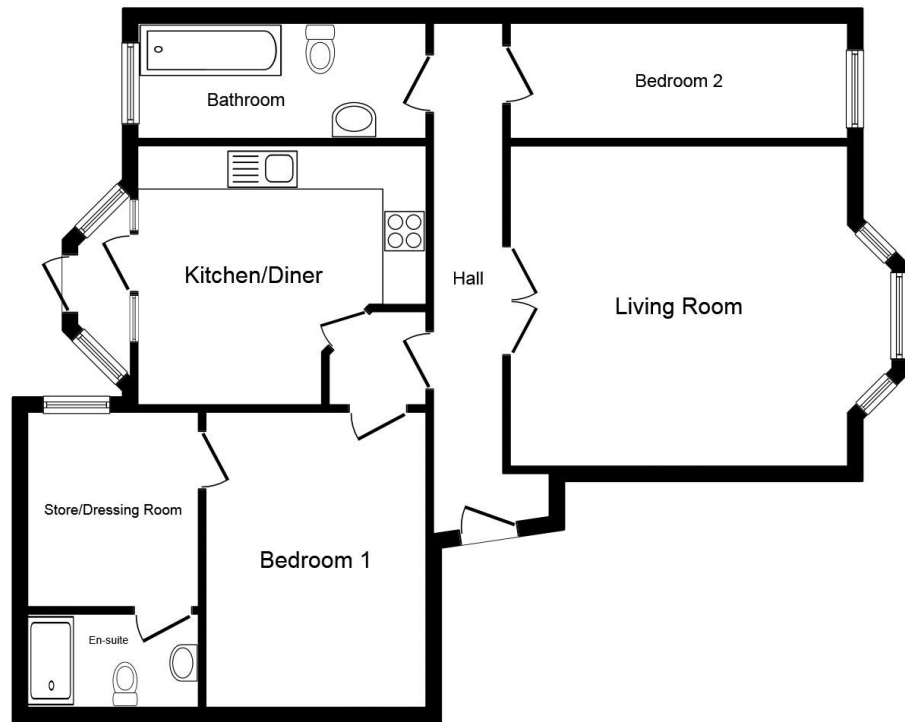
Communal front garden and path to entrance.

**Rear Garden**

Private rear garden. Mainly lawn with flower boards, decked area . rear entrance.

**Lease info**

There is approximately 81 years remaining. There is a possibility a quarter share in the freehold interest maybe included in the sale (subject to negotiation) We suggest your legal representative checks the lease details. The service charge is a share of any works due.



**Floor Plan**

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

FLAT 2 BROADHURST 33 SKELMERSDALE ROAD CLACTON ON SEA CO15 6BZ		Energy rating 
<b>Valid until 15 December 2030</b>	Certificate number <b>0900-1722-3009-1996-0296</b>	

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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.