



BLAKE &
THICKBROOM



Chandos Hall, 26, Church Road, Clacton-on-sea, CO15 6AS

£105,000

NO ONWARD CHAIN! Blake & Thickbroom are pleased to be offering for sale this well-presented one-bedroom first-floor flat, ideally situated within walking distance of Clacton Town Centre and the seafront, making it perfect for first-time buyers, investors, or those looking to downsize.

The accommodation comprises a spacious double bedroom, a generous lounge, a fitted kitchen, and a bathroom. The property benefits from electric radiator heating, communal parking, and is offered with no onward chain, allowing for a straightforward purchase.

Conveniently located close to a wide range of local amenities, shops, restaurants, transport links, and the beach, this property offers both comfort and convenience in a sought-after coastal location.

Entrance Hall

Bedroom One - 3.96m x 3.58m (13'0" x 11'9")

Lounge - 3.94m x 3.84m (12'11" x 12'7")

Kitchen - 2.51m x 1.73m (8'3" x 5'8")

Bathroom - 2.69m x 1.73m (8'10" x 5'8")

Material information for this property.
Tenure is Leasehold. The lease is for 125 years commencing on 29th September 2000.
Council Tax Band - A.
EPC Rating - E.
Services Connected.
Electricity - Yes.
Gas - No.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - None.
Non standard properties features to note - Yes. We have been informed by the owner that the service charge comes to £1,000 per year & the ground rent is £100 a year.
Please note prospective purchasers must confirm with their legal representatives that the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.

Property Type: Flat

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- SOLE AGENTS!
- COUNCIL TAX BAND - A
- 13'00 x 11'9 BEDROOM ONE!
- 12'11 x 12'7 LOUNGE!
- ELECTRIC RADIATOR!
- COMMUNAL PARKING!
- WALKING DISTANCE TO SEAFRONT!
- WALKING DISTANCE TO CLACTON TOWNCENTER!



