



BLAKE &  
THICKBROOM



Holland Road, Clacton-on-Sea, Essex, CO15 6EU

£100,000

NO ONWARD CHAIN! Blake & Thickbroom are pleased to be offering for sale this well-presented two-bedroom ground floor flat offers comfortable and convenient living, ideal for first-time buyers, downsizers, or investors. Its prime location ensures you are within easy reach of the seafront, perfect for walks and leisure, as well as the town center with its variety of shops, cafés, and transport links. This is a fantastic opportunity to acquire a conveniently located property with no onward chain.

**COMMUNAL ENTRANCE:** Communal entrance door to communal entrance hall.  
Entrance door to entrance hall.

**ENTRANCE HALL:** Radiator, doors to all rooms.

**BEDROOM ONE:** 3.48m x 2.67m (11'5 x 8'9) - Radiator, replacement double glazed window to rear.

**BEDROOM TWO:** 2.77m x 1.96m (9'1 x 6'5) - Radiator, two replacement double glazed windows to side.

**LOUNGE:** 4.6m x 3.84m (15'1 x 12'7) - Radiator, fireplace, replacement double glazed bay window to front.

**KITCHEN:** 4.27m x 2.69m (14'0 x 8'10) - Fitted with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Fitted extractor fan, part tiled walls, radiator. Access to bathroom. Replacement double glazed window to side.

**BATHROOM:** 3.4m x 1.27m (11'2 x 4'2) - Low level WC, pedestal wash hand wash basin, paneled bath with shower attachment and shower screen. Heated towel rail, fully tiled walls, boiler cupboard. Two replacement double glazed windows to rear.

**OUTSIDE:** We understand to the front of the property is communal parking and communal gardens to the rear.

Material information for this property

Tenure is Leasehold. Council Tax Band: A. EPC: E

Services connected

Electricity: Yes Gas: Yes Water: Yes Sewerage Type: Mains Telephone and Broadband coverage: Yes

Any additional property charges: Yes

We have been advised there is a current level of service charge and ground rent amounting to £1000 per annum

Non standard property features to note: Yes

The property is leasehold with a balance of 189 year lease granted in 1989.

**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:** Ground Floor Flat

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

- VIDEO TOUR AVAILABLE
- SOLE AGENTS
- NO ONWARD CHAIN
- 9% YIELD ON THE CURRENT ASKING PRICE
- TWO BEDROOMS
- 14' x 8'10 KITCHEN
- 11'2 x 4'2 BATHROOM
- 15'1 x 12'7 KITCHEN
- OFF ROAD PARKING
- COMMUNAL GARDENS





