



BLAKE &
THICKBROOM



Cheryl Court, Uplands Road, Clacton-on-Sea, Essex, CO15 1BD

Clacton-on-Sea

£155,000

A ROYAL LOCATION WITH ROOF TOP VIEWS A beautifully presented second floor purpose built flat being offered with NO ONWARD CHAIN situated within an established building within a tree lined road within the heart of the highly sought Royals area. The flat has been maintained in excellent order throughout by the current owners and is conveniently located within approx. quarter of a mile of Clacton's town centre, hospital and Martello Bay seafront. As the vendors chosen sole agents an internal viewing is highly recommended to avoid disappointment.

COMMUNAL ENTRANCE: Communal main entrance door to with intercom system with stair flights to second floor. Further part glazed entrance door to :

RECEPTION HALLWAY: Radiator, cupboard housing gas boiler, doors to:

LOUNGE: 4.39m x 4.19m (14'5 x 13'9)

KITCHEN DINER: 4.01m x 2.69m (13'2 x 8'10) -

INNER HALLWAY: Airing cupboard, doors to:

BEDROOM ONE: 3.91m x 2.69m (12'10 x 8'10)

BEDROOM TWO: 3.12m x 2.97m (10'3 x 9'9) front.

BATHROOM:

OUTSIDE: Communal gardens to the front and rear of the property. Communal bin storage and low level parking to the right hand side of the building.

Material information for this property

Tenure is Leasehold. Balance of 999 year lease from February 1970

Tenure is Leasehold. Council Tax Band: B. EPC: D

Services Connected

Electricity: Yes Gas: Yes Water: Yes Sewerage Type: Main Telephone and Broadband

Coverage: Yes

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges : Yes

Ground rent and service charges total approx. £2,126 yearly and an additional charge of £328 which goes towards building insurance also paid yearly.

Non standard property features to note: Yes

We have been advised by our vendors that there is on going consultations regarding replacement of the roof, we have yet to be advised of costs. Please contact the office for further details.

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

- TWO BEDROOMS
- 14'5 x 13'8 LOUNGE
- 12'6 x 8'10 KITCHEN DINER
- REFITTED WHITE BATHROOM SUITE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- ALLOCATED PARKING
- COMMUNAL GARDENS
- BALANCE OF 999 YEAR LEASE
- VIEWING RECOMMENDED



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