



The Grand, 73 Marine Parade East, Clacton-on-Sea, Essex, CO15 6JT

Clacton-on-Sea

£280,000

Blake & Thickbroom are pleased to be offering for sale, this beautifully presented two bedroom first floor seafront apartment situated in the former Grand Hotel. The building dates back to the 1890s with a circa 2000 conversion being sympathetically carried out, retaining many of the original features to be expected of a Grade II Listed building. The property also affords stunning sea views from all windows and has its own private secure basement storage room. An internal inspection is warranted to fully appreciate the quality and size of accommodation on offer.

COMMUNAL ENTRANCE: Dual access to the apartment can be from the front main communal entrance operated by video intercom or via side entrance door.

ENTRANCE HALL: Two radiators. Airing cupboard. Doors to all rooms.

BEDROOM ONE: 5.05m x 2.44m (16'7 x 8'0) (plus 1' into wardrobe recess). Radiator. Fitted wardrobes. Two secondary double glazed windows to side. Door to:

EN SUITE BATHROOM: Fitted with panelled bath with shower screen and shower attachment, low level WC, pedestal hand wash basin. Radiators. Extractor fan. Part tiled walls.

BEDROOM TWO: 4.78m x 3.18m (15'8 x 10'5) Radiator. Fitted wardrobe. Two secondary double glazed windows to side.

LOUNGE: 5.36m x 5.11m (17'7 x 16'9) Radiator. Electric fire with tiled base and wooden surround. Three secondary double glazed windows to front affording sea views.

SHOWER ROOM: Fitted with shower tray and shower attachment, low level WC, pedestal hand wash basin. Radiator. Extractor fan. Part tiled walls. Secondary double glazed window to side.

KITCHEN DINER: 6.99m x 3.96m (22'11 x 13'0) Fitted with a range of laminated fronted units comprising of laminated rolled edge work surfaces with one and a half bowl sink drainer unit with cupboards, drawers and storage space below, range of eye level cupboards, integral dishwasher, low level oven, four ring gas hob with extractor hood above, low level integrated fridge and freezer. Part tiled walls. Two radiators. Three secondary glazed windows to front and two secondary glazed double doors leading to both balconies.

BALCONY ONE: South facing affording stunning sea views over Clacton on Sea's beaches.

BALCONY TWO: West facing affording stunning sea views over Clacton on Sea's beaches.

PRIVATE BASEMENT ROOM: 4.98m x 4.67m (16'4 x 15'4) Power and light connected.

Material information for this property

Tenure is Leasehold.

Council Tax Band E.

EPC Rating D.

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

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.

Lease Granted January 2003 for 199 years .

We understand the current level of Service Charge is £2216 per six months, Ground Rent is £231 PA, Buildings Insurance Approx £750 PA.

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:** 2 | **Receptions:** 2

- 16'7 x 9' MASTER BEDROOM WITH ENSUITE BATHROOM
- 15'8 x 10'5 BEDROOM TWO
- 17'7 x 16'9 LOUNGE
- SHOWER ROOM
- 22'11 x 13' KITCHEN DINER WITH APPLIANCES
- TWO BALCONIES SOUTH AND WEST FACING WITH STUNNING SEA VIEWS
- 16'4 x 15'4 PRIVATE BASEMENT STORAGE
- GAS HEATING VIA RADIATORS
- SECONDARY DOUBLE GLAZING
- ALLOCATED PARKING





