East Haven, Old Road, Clacton-on-Sea, Essex, CO15 3PG

£48,000

Clacton-on-Sea

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

NO ONWARD CHAIN FOR THIS OVER 55'S APARTMENT! Blake & Thickbroom are pleased to be offering for sale this well presented over 55s first floor retirement flat ,situated in this established complex offering a Residents lounge ,on the northern outskirts of Town Centre. The property is conveniently located within easy reach of local shops and Bus route and is offered for sale with no onward chain. An early viewing is recommended to avoid disappointment.

ENTRANCE HALL: Night storage heater, access to loft, storage cupboard, doors to all rooms.
BEDROOM ONE: 10'6 (3.20m) x 9'10 (3.00m) - Night storage heater, fitted wardrobe, replacement double glazed window to front.
BATHROOM: Low level WC, pedestal wash basin, paneled bath with shower attachment above, electric heater, fully tiled walls, replacement double glazed window to front.
LOUNGE: 12'9 (3.89m) x 10'7 (3.23m) - Electric radiator, replacement double glazed window to rear.
KITCHEN: 9'6 (2.90m) x 6'11 (2.11m) - Fitted with a range of light oak veneer fronted units with laminated rolled edge work tops with single drainer sink unit, cupboards, storage, drawers below. Range of eye level cupboards. Built in single oven, inset four ring electric hob with extractor hood above , part tiled walls. Replacement double glazed window to rear.
OUTSIDE: Communal parking & gardens

Material information for this property
Tenure is Leasehold.
Council tax Band: A. EPC C.
Services connected
Electricity: Yes Gas: No Water: Yes Sewerage type: Mains Telephone and broadband coverage: Unknown due to the property being vacant or probate sale. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the
coverage of mobile phone and broadband for this property.
ent.Any additional property charges: Yes Property is being sold with the balance of 99 Year Lease from 1st June 1987 with a monthly service charge of £251 which we understand includes ground r
Non standard property features to note: None

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.

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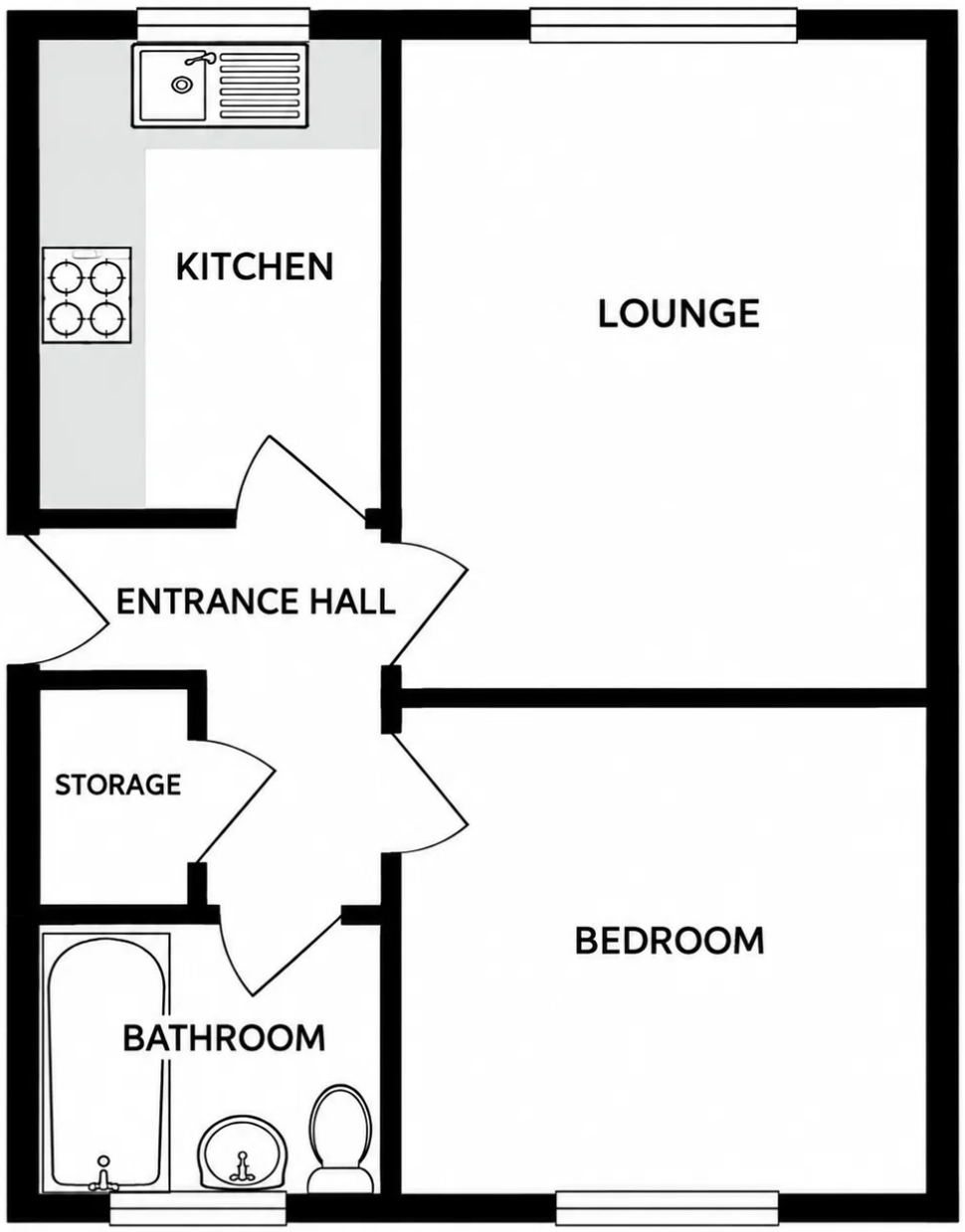
KITCHEN
LOUNGE
ENTRANCE HALL
STORAGE
BEDROOM
BATHROOM