



BLAKE &  
THICKBROOM



**Mansfield Towers, 33 Marine Parade East, Clacton-on-Sea, Essex, CO15 1UU**

**£195,000**

**Clacton-on-Sea**

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

NO ONWARD CHAIN. Blake & Thickbroom are pleased to be offering for sale this two bedroom penthouse apartment benefitting from panoramic sea views. The property boasts generous size accommodation throughout and benefits from the balance of a 999 year lease and parking for two cars. The property is within easy access of Clacton's town centre, mainline railway station and seafront.

**COMMUNAL ENTRANCE HALL:** Communal entrance door to communal entrance hall with stair flight and lift to all floors. Replacement double glazed entrance door to:

**ENTRANCE HALL:** Electric heater. Two double storage cupboards, single storage cupboard. Doors to all rooms. Replacement double glazed window to rear.

**BEDROOM ONE:** 3.84m x 3.61m (12'7 x 11'10) - (into wardrobe recess). Electric heater. Fitted wardrobe. Replacement double glazed window to front.

**BEDROOM TWO:** 3.68m x 2.72m (12'1 x 8'11) - Electric heater. Fitted wardrobe. Replacement double glazed window to front.

**BATHROOM:** 3.63m x 2.57m (11'11 x 8'5) - Comprising of paneled bath, shower tray with shower attachment, vanity hand wash basin with cupboards below, low level WC. Heated towel rail. Storage cupboard, airing cupboard. Fully tiled walls, tiled flooring. Replacement double glazed window to side.

**LOUNGE DINER:** 8.53m x 3.68m (28'0 x 12'1) - Two electric heaters. Replacement double glazed window to rear, double glazed door to balcony. Access to kitchen.

**BALCONY:** Fully enclosed. Tiled flooring. Panoramic sea views.

**KITCHEN:** 3.63m x 2.59m (11'11 x 8'6) - Fitted with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards. Fully tiled walls. Replacement double glazed window to rear.

**OUTSIDE:** Communal gardens to front. Allocated parking to the rear of the building. The property benefits from two spaces.

Material information for this property.

Tenure: Leasehold. Council Tax Band: C. EPC Rating E.

Services connected.

Electricity - Yes. Gas - No. Water - Yes. Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. We have been advised by the sellers that the service charges and ground rent levels are approximately £3,600 per annum.

Non standard property features to note - Yes. The property has a balance of a 999 year lease granted in 1971.

**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.









