

**Marine Parade East, Clacton-on-Sea
CO15 6AD
£130,000 Leasehold**

Town & Country
residential sales and lettings





- SEAFRONT FLAT
- CHAIN FREE
- TWO BEDROOMS
- GROUND FLOOR
- SEAVIEWS
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- FITTED KITCHEN
- ALLOCATED PARKING SPACE
- CLOSE TO THE TOWN CENTRE

CHAIN FREE

GENEROUSLY SIZED TWO BEDROOM GROUND FLOOR APARTMENT WITH SEAVIEWS

A great opportunity to acquire this well-proportioned property located in this prominent location over looking the seafront and out towards the pier.

The town centre is also close to hand with restaurants shops and the mainline railway station with its direct links to London's Liverpool Street station.

The property benefits from gas to radiator central heating, double glazing and wood laminate flooring to most rooms.

The accommodation comprises of communal entrance hallway, entrance hall, lounge/diner, kitchen, bathroom and two bedrooms.

Outside there is an allocated parking space directly in front of the premises.



The accommodation with approximate room sizes are as follows:

COMMUNAL ENTRANCE

Security intercom with access door and communal hall.

ENTRANCE HALLWAY

Entry phone, built-in airing cupboard, wood laminate flooring, radiator.

LOUNGE/DINER

17' 4" x 12' 1" (5.28m x 3.68m)

Double glazed window to front elevation with sea views, wood laminate flooring, two radiators.

KITCHEN

8' 5" x 6' 1" (2.56m x 1.85m)

Double glazed window to front elevation with sea views. One and a quarter bowl inset sink unit cupboards under, range of floor standing cupboards and drawers, wall mounted matching units. Wall mounted Baxi gas boiler, four ring gas hob with electric oven under, space for fridge/freezer, tiled splash backs and tiled flooring.

BEDROOM ONE

11' 10" x 10' 5" (3.60m x 3.17m)

Double glazed window to rear elevation, built-in wardrobe cupboard, wood laminate flooring, radiator.

BEDROOM TWO

10' 2" x 7' 11" (3.10m x 2.41m)

Double glazed window to rear elevation, wood laminate flooring, radiator.

BATHROOM

6' 1" x 6' 1" (1.85m x 1.85m)

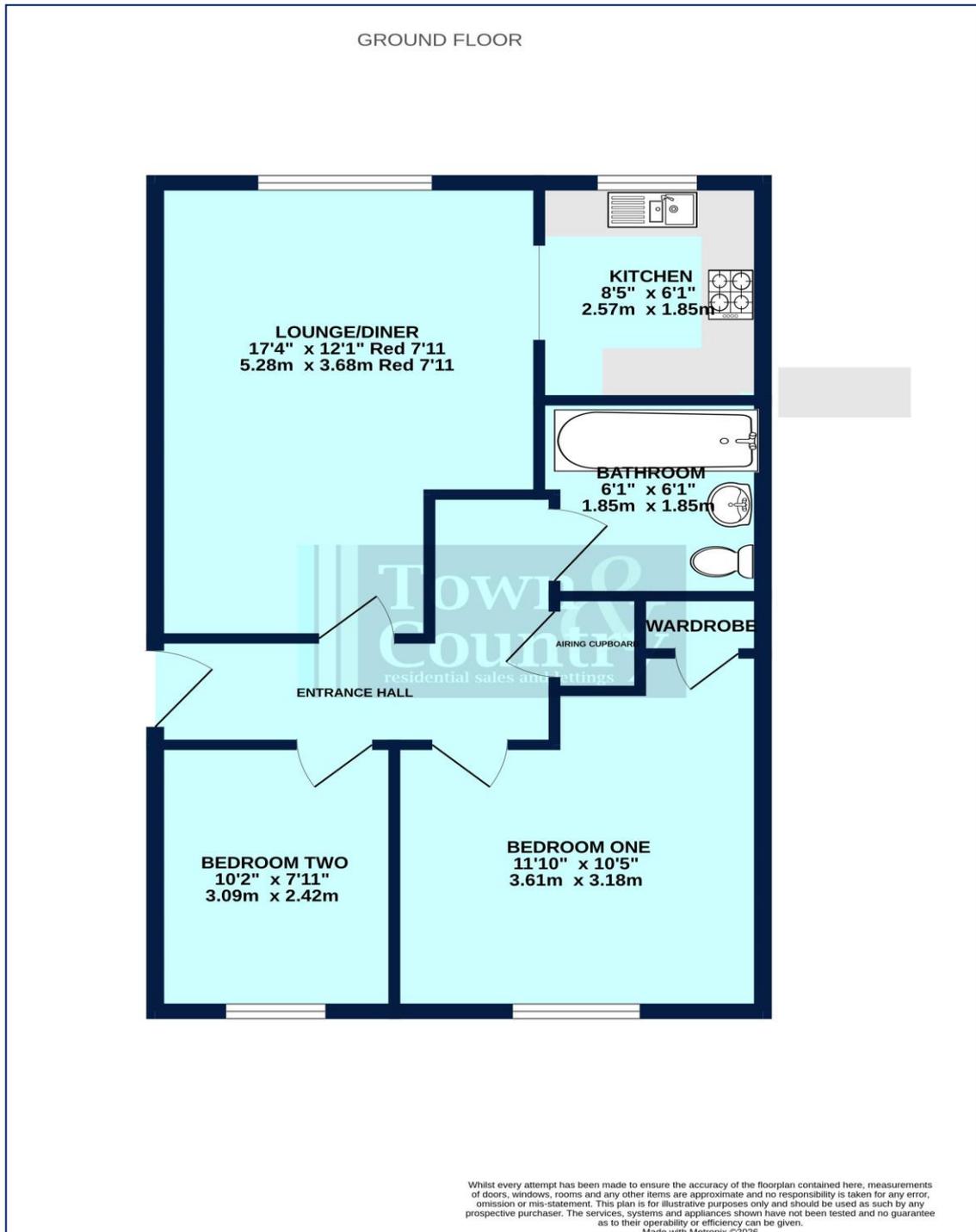
Extractor fan, low level WC, pedestal wash hand basin, panel bath with Triton shower unit over and shower screen, drop light switch, radiator, tiled walls and tiled flooring.

OUTSIDE

There is an allocated parking space underneath the kitchen window to the front of the block.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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