



BLAKE &
THICKBROOM



Victory House, Victory Road, Clacton-on-sea, C015 3DX

Clacton-on-sea

£135,000

Discover modern living in this beautifully presented two-bedroom top-floor apartment, constructed in 2016 and situated in the sought-after Victory House. This property offers the convenience of allocated parking and a communal garden, all within walking distance of local amenities and Clacton's Town Centre.

The apartment features a spacious open-plan Kitchen/Living/Diner. There are two well-proportioned bedrooms, providing comfortable accommodation, complemented by a modern bathroom.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency. The property also comes with the balance of a 125-year lease.

A video tour is available for this property, and an internal viewing is highly recommended to appreciate the quality and convenient location on offer.

Entrance Hall

Bedroom One - 4.32m x 3.91m (14'2" x 12'10")

Bedroom Two - 3.71m x 2.77m (12'2" x 9'1")

Bathroom - 2.9m x 1.96m (9'6" x 6'5")

Kitchen/Living/Diner - 6.25m x 5.89m (20'6" x 19'4")

Material information for this property:

Tenure: Leasehold

Council Tax Band: B

EPC: B

Services connected:

Electricity: Mains supply

Gas: Mains supply

Water: Mains supply

Sewerage type: Mains Connection

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

Any additional property charges: Yes, we have been advised there is a service charge of approximately £1600 per annum and a ground rent charge of £250 per annum.

Non standard property features to note: Balance of a 125 year lease granted in 01/01/2016.

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

- Sole Agents
- Video Tour Available
- Built In 2016
- Balance Of A 125 Year Lease
- Two Bedrooms
- Kitchen/Living/Diner 20'6" x 19'4"
- Bathroom 9'6" x 6'5"
- Parking
- Gas Central Heating
- Double Glazed



