Victoria Heights, Clacton-on-Sea, CO15 6QA
Chain Free

£110,000

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

NO ONWARD CHAIN. Blake & Thickbroom are delighted to be offering for sale this well presented two bedroom second floor flat situated within easy reach of Clacton's town centre, main line railway station and shopping facilities. The property also benefits from an allocated parking space. Call our offices to arrange a viewing now.

Bedroom One - 3.61m x 2.82m (11'10" x 9'3")

Bedroom Two - 2.57m x 2.01m (8'5" x 6'7")

Bathroom - 2.06m x 1.7m (6'9" x 5'7")

Lounge - 4.06m x 3.02m (13'4" x 9'11")

Kitchen - 2.31m x 1.8m (7'7" x 5'11")

Agent Notes:
Material Information for this property.
Tenure is Leasehold. There is a balance of a 99year lease granted in 2003.
Council Tax Band B
EPC Rating TBA
Services Connected.
Electricity - Yes. Gas - No. Water- Yes. Sewerage type - Mains. Telephone and Broadband coverage - Unknown due to the property being vacant. Prospective purchasers should be directed to website to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Additional property charges - Yes.
We have been advised there is a service charge and ground rent charge of approximately £1,798.00 per year.
Non standard property features to note - No

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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VICTORIA HEIGHTS

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GROUND FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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