



BLAKE &
THICKBROOM



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Heybridge Court, Connaught Gardens East, Clacton-on-Sea, Essex, CO15 6JE

£120,000

Clacton-on-Sea

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Blake & Thickbroom are pleased to be offering this purpose built two bedroom first floor apartment within the sought after Gardens area located just moments from the seafront the apartment enjoys superb sea views. The property is being offered for sale with no onward chain and an early viewing is advised to avoid disappointment.

COMMUNAL ENTRANCE: Communal entrance door to communal entrance hallways and landing with allocated post boxes, stairs to first floor. Entrance door to:

ENTRANCE LOBBY: Additional storage and door to entrance hall.

ENTRANCE HALL: Built in storage cupboard. Doors to all rooms.

BEDROOM ONE: 3.89m x 3.28m (12'9 x 10'9)

BEDROOM TWO: 2.51m x 1.8m (8'3 x 5'11)

BATHROOM: Low level WC, pedestal wash basin, paneled bath, extractor fan, part tiled walls, window to rear.

LOUNGE: 4.9m x 3.66m (16'1 x 12'0)

KITCHEN: 2.39m x 1.88m (7'10 x 6'2)

OUTSIDE: Well kept communal gardens retained by hedging. Allocated parking space to the rear of the building.

Agent Notes: Material information for this property

Tenure is Leasehold. 125 year lease granted on 25th March 1989
Services connected

Council Tax Band: B. EPC: D

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.

Any additional property charges: Yes

We have been advised the current level of service charge including ground rent is approximately £2,000.00 per year (we are awaiting confirmation of this from the vendors)

Non standard property features to note: None

Please note prospective purchasers must confirm with their legal representative that the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.

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.





