



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this Exceptionally Spacious Split Level Maisonette with a total floor area of 1001(Square Foot) The property is being offered with off road parking & a 50% share of the Freehold. The property is conveniently located for easy access to Clacton's Town Centre, Local Shopping Facilities & a short walk to Clacton's Seafront & Mainline Railway Station.

DIRECTIONS:

Sat nav postcode: CO15 1HQ

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* VIDEO TOUR AVAILABLE * SOLO AGENTS *

* 17'2 MAX x 16' (NARROWING TO) 11'8 BEDROOM ONE *

* 13'2 x 10'4 BEDROOM TWO *

* 23'8 x 12'10 (MAX) LOUNGE / DINER *

* 9'2 FITTED KITCHEN *

* GAS HEATING VIA RADIATORS * DOUBLE GLAZING *

* ALLOCATED OFF ROAD PARKING *

* CLOSE TO TOWN CENTRE AND SHOPPING FACILITIES *

* VIEWING RECOMMENDED *

ENTRANCE LOBBY:

UPVC double glazed entrance door, stairflight to first floor landing.

FIRST FLOOR LANDING: 10'0 (3.05m) x 7'0 (2.13m)

Affording ideal space as a study area, radiator, stairflight to second floor, further access to kitchen, lounge/diner and bedroom two.

KITCHEN: 9'2 (2.79m) x 9'2 (2.79m)

Fitted with a range of laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over, drawers, cupboards and storage space under, range of matching eye level cupboards, integrated four ring gas hob with oven under, wall mounted gas boiler, tiled flooring, double glazed window to front.

LOUNGE/DINER: 23'8 (7.21m) x 12'10 (3.91m)

max, narrowing to 10'2 (3.1m). A very large room which has been informally separated into Lounge Area and separate Dining Area. Radiators, three double glazed windows to side.

BEDROOM TWO: 13'2 (4.01m) x 10'4 (3.15m)

Radiator, double glazed window to side.

SECOND FLOOR LANDING:

Double glazed window to front, door to bedroom one and bathroom.

BEDROOM ONE: 17'2 (5.23m) x 16'0 (4.88m)

maximum measurements, narrowing into 11'8 (3.35m). Radiator, vaulted ceilings, double glazed windows to either side.

BATHROOM: 10'0 (3.05m) x 8'6 (2.59m)

maximum measurements, narrowing to 6'2 (1.88m). Fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, low level wc, radiator, double glazed window to side.

OUTSIDE:

Small front garden retained by timber fencing. Allocated off road parking accessed from Park Road.

AGENTS NOTES:

Material information for this property.

Tenure is Leasehold - 99 year lease granted on 21st October 2005 - approximately 79 years remaining.

Any additional property charges - Yes

No regular Ground Rent or Service Charges are paid. This property is being sold with a 50% share of the Freehold (The downstairs Maisonette holds the other 50% share of the freehold)

Council Tax Band A.

EPC Rating D.

Services connected.

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

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

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

BLAKE &
THICKBROOM



BLAKE &
THICKBROOM



BLAKE &
THICKBROOM



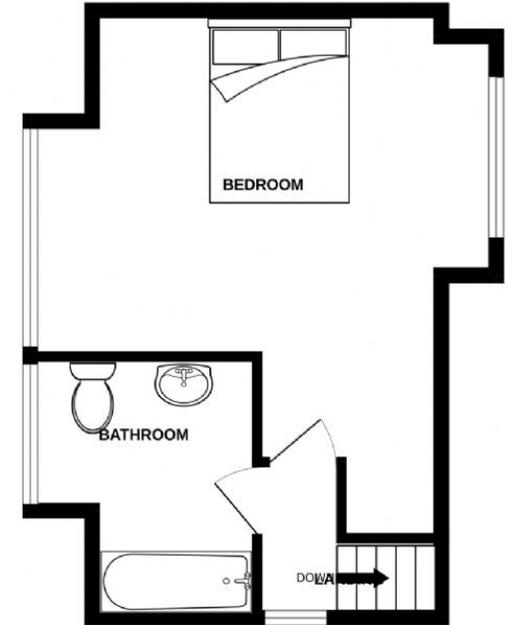
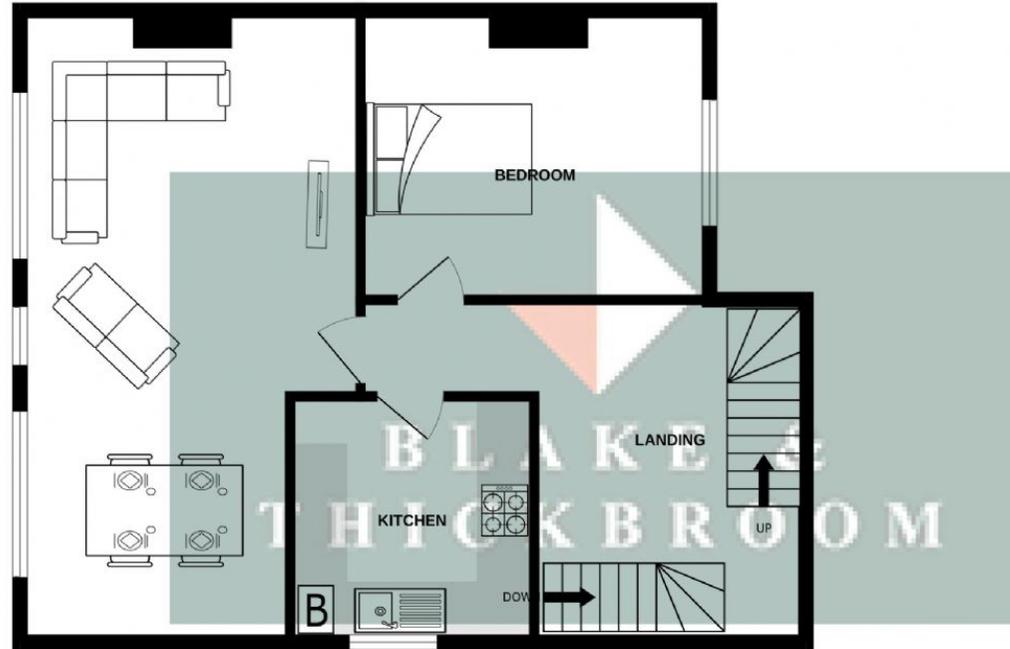
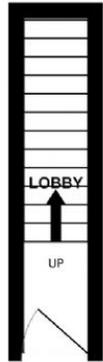
BLAKE &
THICKBROOM



LOBBY

1ST FLOOR

2ND FLOOR



PARK ROAD, CLACTON-ON-SEA, ESSEX, CO15 1HQ

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.
Made with Metropix ©2023