



Mead Court, Herbert Road, Clacton-on-Sea, Essex, CO15 3BG

Clacton-on-Sea

£145,000

NO ONWARD CHAIN. Blake & Thickbroom are delighted to be offering for sale this well presented two bedroom ground floor flat situated on the outskirts of Clacton's town center The property offers generous accommodation throughout with the benefit of moving straight in. The property is conveniently located within easy reach of major shopping facilities, town center, bus routes and mainline railway station. Call our office to arrange a viewing.

COMUNAL ENTRANCE HALL: Communal entrance door to communal entrance hall. Composite entrance door to:
ENTRANCE HALL: Two storage cupboards. Doors to all rooms.
BEDROOM ONE: 3.94m x 3.53m (12'11 x 11'7)
BEDROOM TWO: 3.66m x 2.57m (12'0 x 8'5)
SHOWER ROOM: 1.93m x 1.68m (6'4 x 5'6)
LOUNGE: 4.8m x 3.61m (15'9 x 11'10)
KITCHEN: 3.66m x 2.92m (12'0 x 9'7)
OUTSIDE: Communal gardens to the front of the property. Garages are located on the right hand side with an option to rent from the freeholders. Further communal gardens located to the rear of the flats.

Material information for this property.
Tenure: Leasehold. There is a balance of a 999 year lease granted in 1963.
Council Tax Band: B.
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.
Any additional property charges - Yes. We have been advised by the sellers the current level of services charges are £1,720.50 per annum. Ground rent £10.50 per annum. These figures are to be confirmed and could change.
Non standard property features to note - None.
Please note prospective purchasers must confirm with their legal representatives that the tenure and details are correct as Blake & Thickbroom have not seen signs 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.

Property Type: Ground Floor Flat

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

- TWO BEDROOMS
- LOUNGE 15'9 x 11'10
- FITTED KITCHEN 12' x 9'7
- REFITTED SHOWER ROOM 6'4 x 5'6
- WITHIN EASY REACH OF ALDI AND LIDL SUPERMARKETS
- BALANCE OF A 999 YEAR LEASE
- SOLE AGENTS
- VIDEO TOUR AVAILABLE
- NO ONWARD CHAIN
- VIEWING RECOMMENDED





