



**DESCRIPTION:**

NO ONWARD CHAIN.

Blake & Thickbroom are delighted to be bringing to the market this well presented two bedroom second floor apartment with balcony and garage. The property benefits from field views and distant sea views. One of the property's stand out features is its low service charge and ground rent not exceeding £300 per annum. Call our Offices to arrange a viewing.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approx quarter of a mile leading into Kings Parade, continue past Kings Avenue (Kingscliff Hotel on left hand side), towards the end of Kings Parade. Turn left into Brighton Road and Hove Court can be found as a block on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO BEDROOMS \* 16'5 x 12'6 LOUNGE \*

\* 11'6 X 10'11 KITCHEN \*

\* 7'10 x 6'11 \*BATHROOM \*

\* DOUBLE GLAZING \* GAS HEATING \*

\* BALCONY \* GARAGE \*

\* WALKING DISTANCE TO LOCAL SHOPPING FACILITIES AND SEAFRONT \*

\* SOLE AGENTS \* NO ONWARD CHAIN \*

\* VIDEO TOUR AVAILABLE \*

**COMMUNAL ENTRANCE HALL:**

Communal entrance door to communal entrance hallway. Door to stairflight to all floors leading to entrance door to:

**ENTRANCE HALL:**

Radiator. Storage cupboard. Tiled flooring. Doors to all rooms.

**BEDROOM ONE:** 13'11 (4.24m) x 10'0 (3.05m)

Replacement double glazed window to side.

**BEDROOM TWO:** 13'11 (4.24m) x 9'11 (3.02m)

Radiator. Replacement double glazed window to rear.

**LOUNGE:** 16'5 (5.00m) x 12'6 (3.81m)

Radiator. Replacement double glazed window and door to the side of the building leading to balcony. Enclosed balcony enclosed by metal railings with distant sea and field views.

**KITCHEN:** 11'6 (3.51m) x 10'11 (3.33m)

Modern fitted kitchen comprising of white laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, four ring gas hob, low level oven, dishwasher. Cupboard housing wall mounted combi boiler. Part tiled walls. Replacement double glazed windows to side and rear. Tiled flooring.

**BATHROOM:** 7'10 (2.39m) x 6'11 (2.11m)

Comprising of panelled bath with shower attachment, pedestal hand wash basin, low level WC. Heated towel rail. Part tiled walls, tiled flooring. Replacement double glazed window to rear.

**OUTSIDE:**

The garage is located to the right hand side of the block with a parking space in front. The garage has a manual up and over door. Communal gardens surrounding the block.

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**AGENTS NOTES:**

Material information for this property.

Tenure: Leasehold. The lease is for 125 years commencing 12th October 1998.

Council Tax Band: B.

EPC Rating C.

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 that the service charges and ground rent do not exceed £300 per annum.

Non standard property features to note - None.



