



BLAKE &
THICKBROOM



Ashley Lodge, Vista Road, Clacton-on-Sea, Essex, CO15 6DY

Clacton-on-Sea

Offers Over
£175,000

Blake & Thickbroom are pleased to be offering this modern purpose built first floor apartment situated within a stone's throw of Clacton on Sea's seafront. The property benefits from two bedrooms, en suite bathroom, secure underground parking and balcony with partial sea views.

**COMMUNAL ENTRANCE:
ENTRANCE HALL:**

LOUNGE: 4.29m x 3.76m (14'1 x 12'4)

KITCHEN: 2.26m x 1.93m (7'5 x 6'4)

UTILITY ROOM:

BEDROOM ONE: 5.38m x 2.82m (17'8 x 9'3)

EN SUITE BATHROOM:

BEDROOM TWO: 3.2m x 2.67m (10'6 x 8'9)

OUTSIDE: The development is accessed from Vista Road with gated under ground parking affording allocated parking space. Additional visitors parking can be found to the rear of the building.

Material information for this property

Tenure Leasehold. 125 year lease granted on 24th June 2001.

Council Tax Band C.

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 web site 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 that the current ground rent is £100 per annum, the current level of service charge is approximately £1,800 per year, normally paid half yearly.

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 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.

Property Type: Flat

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

- 17'8 x 9'3 BEDROOM ONE with BUILT IN WARDROBES
- REFITTED EN SUITE BATHROOM
- 10'6 x 8'9 BEDROOM TWO
- 14'1 x 12'4 LOUNGE
- 7'5 REFITTED KITCHEN with APPLIANCES
- UTILITY ROOM WITH WC
- GAS HEATING SYSTEM (new gas boiler fitted April 2024)
- DOUBLE GLAZING
- BALCONY AFFORDING PARTIAL SEA VIEWS
- SECURE UNDERGROUND PARKING









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THICKBROOM



THIS HOUSE
RUNS ON
LOVE
LAUGHTER
AND CUPS OF STRONG
COFFEE