



BLAKE &  
THICKBROOM



**Harvey Court, Jaywick, Essex, C015 2GX**

Jaywick

Offers in the Region of  
**£125,000**

Located in the heart of Jaywick village, this recently refurbished two-bedroom ground floor flat offers a perfect blend of modern comfort and convenient living. With its fresh interior and excellent location, it's ready for you to move straight in.

Step inside to discover a bright and inviting home. The generous **Lounge** provides ample space for relaxation and entertaining. The modern **Kitchen** is well-equipped.

The property benefits from two comfortable bedrooms, including **Bedroom One** and **Bedroom Two**, offering versatile living arrangements. A contemporary **Bathroom** serves both bedrooms, presenting a sleek and modern finish.

Further enhancements include double glazing and efficient electric heating, ensuring comfort throughout the year. Outside, residents can enjoy a communal garden area and the convenience of allocated parking.

Situated within easy reach of local shops, the seafront, and bus routes connecting to Clacton's town centre, this home offers an accessible lifestyle. Don't miss the opportunity to view this delightful flat with the balance of a 199-year lease granted in 2023.

#### Entrance Hall

**Bedroom One** - 3.38m x 2.97m (11'1" x 9'9")

**Bedroom Two** - 2.97m x 2.69m (9'9" x 8'10")

#### Bathroom

**Lounge** - 4.44m x 3.99m (14'7" x 13'1")

**Kitchen** - 3.68m x 2.97m (12'1" x 9'9")

Material information for this property:

Tenure: Leasehold: Balance of a 199-year lease granted in 2023

Council Tax Band: Not listed at present, please confirm with local authority.

EPC: Not listed at present, please confirm.

Services connected

Electricity: Yes (Mains supply)

Gas: No

Water: Yes (Mains supply)

Sewerage type: Mains (Not explicitly listed, but inferred from water supply and standard UK properties)

Telephone and Broadband coverage: Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property

Any additional property charges: Not listed at present, please confirm with vendor.

Non standard property features to note: None

**Property Type:** Flat

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

- SOLE AGENTS
- RECENTLY REFURBISHED
- TWO BEDROOMS
- MODERN BATHROOM
- 12'1 x 9'9 KITCHEN
- 14'7 x 13'1 LOUNGE
- DOUBLE GLAZING
- ELECTRIC HEATING
- ALLOCATED PARKING
- BALANCE OF A 199 YEAR LEASE GRANTED IN 2023

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.





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