



Flatford Drive, Clacton on Sea CO16 8AH

Chain Free

£130,000

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

This purpose-built, two-bedroom, first floor flat offers comfortable living with no onward chain, presenting an excellent opportunity for those seeking a convenient and well-located home, with the potential to improve.

The property features a bright and inviting 13'4 lounge, a practical kitchen diner, and two good-sized bedrooms. A modern shower room completes the interior. Residents will also benefit from double glazing throughout.

Further enhancing the appeal is a private garden, approximately 25' in length, providing a pleasant outdoor space. The property comes with the balance of a 125-year lease and a low annual charge/ground rent of approximately £150. This property will prove to be an ideal first time buy or an additional investment for landlords.

Its convenient location ensures easy access to local amenities and transport links, making day-to-day living straightforward.

Lounge - 4.06m x 3.3m (13'4" x 10'10")

Kitchen Diner - 3.3m x 2.69m (10'10" x 8'10")

Bedroom One - 3.66m x 3.05m (12'0" x 10'0")

Bedroom Two - 2.74m x 2.69m (9'0" x 8'10")

Shower Room - 2.21m x 1.65m (7'3" x 5'5")

Private Garden - Approx 25'

Material information for this property.

Tenure is Leasehold. 125 Year Lease Granted 21/03/1988

Council Tax Band A .

EPC Rating TBC.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

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

Any additional property charges - We are advised service charge, ground rent and buildings insurance totals approx £150 p/a

Non standard properties features to note - None.

Tenure: Leasehold

Property Type: Flat

- Purpose Built
- Two Bedrooms
- 13'4 Lounge
- Kitchen Diner
- Shower Room
- Double Glazing
- Balance of 125 Year Lease
- Approx £150 P/A Charge / Ground Rent
- No Onward Chain
- Convenient Location

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.





