

Cheryl Court, Uplands Road, Clacton-on-Sea, Essex, CO15 1BD

OIEO £145,000

Clacton-on-Sea

A ROYAL LOCATION WITH ROOF TOP VIEWS A beautifully presented second floor purpose built flat being offered with NO ONWARD CHAIN situated within an established building within a tree lined road within the heart of the highly sought Royals area. The flat has been maintained in excellent order throughout by the current owners and is conveniently located within approx. quarter of a mile of Clacton's town centre, hospital and Martello Bay seafront. As the vendors chosen sole agents an internal viewing is highly recommended to avoid disappointment.

COMMUNAL ENTRANCE: Communal main entrance door to with intercom system with stair flights to second floor. Further part glazed entrance door to :
RECEPTION HALLWAY: Radiator, cupboard housing gas boiler, doors to:
LOUNGE: 4.39m x 4.19m (14'5 x 13'9) - Radiator, window to rear, glazed door to westerly facing balcony with rooftop and distance sea views. Further door to kitchen/diner and inner hallway.
KITCHEN DINER: 4.01m x 2.69m (13'2 x 8'10) - Well appointed with a range of grey laminated fronted units comprising laminated work surfaces with inset single drainer sink unit with mixer taps. Cupboards under, eye level cupboards. Inset four ring gas hob, single oven below, extractor hood above, part tiled walls. Laminated wood flooring, radiator, window to rear.
INNER HALLWAY: Airing cupboard, doors to:
BEDROOM ONE: 3.91m x 2.69m (12'10 x 8'10) - Radiator, window to front.
BEDROOM TWO: 3.12m x 2.97m (10'3 x 9'9) - Radiator, laminated wood flooring. Window to front.
BATHROOM: White suite comprising paneled bath, vanity hand wash basin, low level WC, part tiled walls, radiator, window to side.
OUTSIDE: Communal gardens to the front and rear of the property. Communal bin storage and low level parking to the right hand side of the building.

Material information for this property
Tenure is Leasehold. Balance of 999 year lease from February 1970
Tenure is Leasehold. Council Tax Band: B. EPC: 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
Ground rent and service charges total approx. £2,126 yearly and an additional charge of £328 which goes towards building insurance also paid yearly.

Non standard property features to note: Yes
We have been advised by our vendors that there is on going consultations regarding replacement of the roof, we have yet to be advised of costs. Please contact the office for further details.

Please note prospective purchasers must confirm with their legal representatives that

Property Type: Flat

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

- TWO BEDROOMS
- 14'5 x 13'8 LOUNGE
- 12'6 x 8'10 KITCHEN DINER
- REFITTED WHITE BATHROOM SUITE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- ALLOCATED PARKING
- COMMUNAL GARDENS
- BALANCE OF 999 YEAR LEASE
- VIEWING RECOMMENDED


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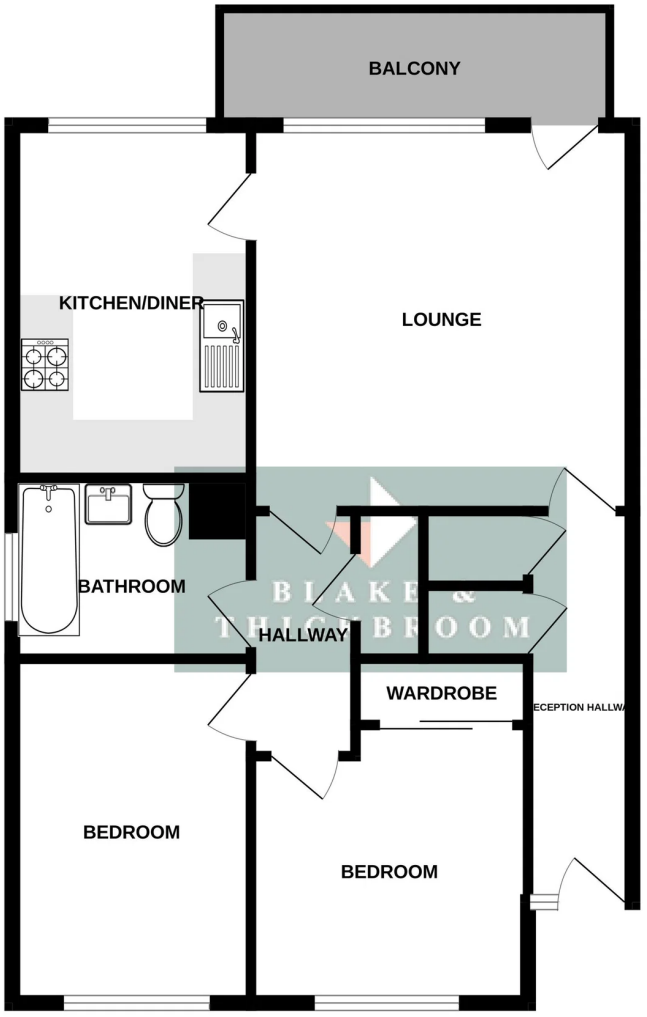

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SECOND FLOOR
68.4 sq.m. (737 sq.ft.) approx.



CHERYL COURT, UPLANDS ROAD, CLACTON-ON-SEA, ESSEX, CO15 1BD

TOTAL FLOOR AREA : 68.4 sq.m. (737 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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