



**Arcade Mansions, Clacton-on-Sea, Essex, CO15 1SU**

**Offers in the Region of  
£110,000**

Blake & Thickbroom are pleased to be offering for sale this four bedroom second floor flat, being sold with a tenant in situ, who are currently paying £800 per calendar month. The property has a balance of a 125 year lease lease, granted in 2016. In the valuer's opinion, the property is an ideal Buy to Let investment. producing a yield of 8% before service charge and ground rent deductions.

**COMMUNAL ENTRANCE:** Communal entrance door leading to communal entrance hall. Stairs leading to all floors. The property is located on the second floor. Entrance door leading to entrance hall.

**ENTRANCE HALL:** Radiator. Two storage cupboards, one housing wall mounted combi boiler. Replacement double glazed window to side. Doors to all rooms.

**LOUNGE:** 4.37m x 3.81m (14'4 x 12'6) - Radiator. Two replacement double glazed windows to front. Door to master bedroom.

**BEDROOM ONE:** 4.95m x 4.37m (16'3 x 14'4) - Radiator. Two replacement double glazed windows to front.

**BEDROOM FOUR DINING ROOM:** 4.39m x 3.81m (14'5 x 12'6) - Radiator. Replacement double glazed window to front.

**BEDROOM THREE:** 4.29m x 2.08m (14'1 x 6'10) - Radiator. Replacement double glazed window to rear.

**BEDROOM TWO:** 3.12m x 2.16m (10'3 x 7'1) - Radiator. Replacement double glazed window to rear.

**KITCHEN:** 3.1m x 1.91m (10'2 x 6'3) - Fitted with a range of laminated fronted units comprising of rolled edge laminate work tops with single drainer sink unit with cupboards and storage below, range of eye level cupboards. Single glazed window to side.

**BATHROOM:** Fitted with paneled bath with shower attachment, pedestal hand wash basin, low level WC. Radiator. Part tiled walls. Replacement double glazed window to side.

**Property Type:** Flat

**Bedrooms:** 4 | **Bathrooms:** 1 | **Receptions:** 1

- BEDROOM ONE 16'3 x 14'4
- BEDROOM TWO 14'5 x 12'6
- BEDROOM THREE 14'1 x 6'10
- BEDROOM FOUR / DINING ROOM 10'3 x 7'1
- KITCHEN 10'2 x 6'3
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- BALANCE OF 125 YEAR LEASE
- BEING SOLD WITH TENANT IN SITU
- TOWN CENTRE LOCATION

Material Information for this property.

Tenure is Leasehold. 125 years from 13th January 2016 Council Tax Band B. EPC Rating D.

Services Connected

Electricity - Yes Gas - Yes Water- Yes Sewerage type - Mains Telephone and Broadband coverage - Yes

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

Additional property charges - Yes

Service charges for period 1st January 2024-31st December 2024 is £2,305.83 and ground rent is £250 PA. The service charge for 2025 is to be confirmed.

Non standard property features to note - No

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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THICKBROOM



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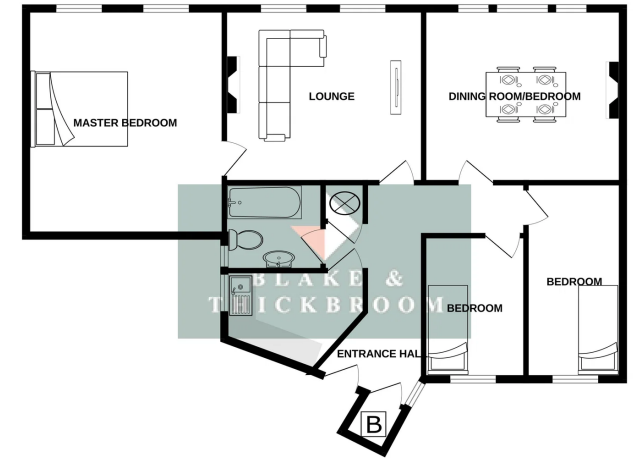
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SECOND FLOOR



ARCADE MANSIONS, STATION ROAD, CLACTON-ON-SEA, ESSEX, CO15 1SU  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, fixtures, walls and any other parts 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 for any prospective purchaser. The services, appliances and appliances shown here are not meant to be a guarantee, as to their availability or efficiency or otherwise.  
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SECOND FLOOR  
 93.4 sq.m. (1005 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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