



BLAKE &  
THICKBROOM



**Westcliff Court, Clacton-On-Sea, C015 1LA**

Clacton-on-sea

**£125,000**

Discover comfortable living in this beautifully presented two-bedroom second-floor flat, exclusively for those over 55, located within the highly sought-after Westcliff Court. This inviting home blends modern comforts with a superb coastal setting.

The property features a bright and spacious Lounge and a contemporary, refitted Kitchen/Diner. There are two generous bedrooms, alongside a refitted Bathroom. The entire flat has been redecorated, and new electric heaters have been installed in recent years.

A private balcony offers sea views, perfect for relaxation. Residents benefit from communal parking. Video tour available for further exploration.

An internal viewing is highly recommended to fully appreciate the quality and comfort on offer.

**Bedroom One** - 4.29m x 2.62m (14'1" x 8'7")

**Bedroom Two** - 4.04m x 2.49m (13'3" x 8'2")

**Kitchen/Diner** - 4.04m x 2.24m (13'3" x 7'4")

**Lounge** - 5.03m x 3.05m (16'6" x 10'0")

#### **Bathroom**

#### **Material information for this property.**

**Tenure is Leasehold.**

**Council Tax Band D.**

**EPC Rating B.**

**Services Connected.**

**Electricity - Yes. Gas - No. Water - Yes**

**Sewerage type - Mains.**

**Telephone and Broadband coverage - Yes**

**Any additional property charges - Yes, We have been advised the current service charge is £3,548.79 The current ground rent charge is £87.12**

**Non standard properties features to note - Yes, the property has a balance of a 125 year lease granted in 1990 with approximately 88 years remaining.**

**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

- Over 55's
- Video Tour Available
- Bedroom One 14'1 x 8'7
- Bedroom Two 13'3 x 8'2
- Lounge 16'6 x 10
- Refitted Kitchen 13 x 7'4
- Refitted Bathroom
- Electric Heating
- Balcony With Sea Views
- Communal Parking





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