



BLAKE &
THICKBROOM



Park Road, Clacton-on-Sea, Essex, CO15 1HQ

Clacton-on-Sea

£185,000

Blake & Thickbroom are pleased to be offering this Exceptionally Spacious Split Level Maisonette with a total floor area of 1001(Square Foot) The property is being offered with off road parking & a 50% share of the Freehold. The property is conveniently located for easy access to Clacton's Town Centre, Local Shopping Facilities & a short walk to Clacton's Seafront & Mainline Railway Station.

ENTRANCE LOBBY:

FIRST FLOOR LANDING: 3.05m x 2.13m (10'0 x 7'0) -

KITCHEN: 2.79m x 2.79m (9'2 x 9'2)

LOUNGE/DINER: 7.21m x 3.91m (23'8 x 12'10) - max, narrowing to 10'2 (3.1m).

BEDROOM TWO: 4.01m x 3.15m (13'2 x 10'4)

SECOND FLOOR LANDING:

BEDROOM ONE: 5.23m x 4.88m (17'2 x 16'0) - maximum measurements, narrowing into 11'8 (3.35m).

BATHROOM: 3.05m x 2.59m (10'0 x 8'6) - maximum measurements, narrowing to 6'2 (1.88m).

OUTSIDE: Small front garden retained by timber fencing. Allocated off road parking accessed from Park Road.

Material information for this property.

Tenure is Leasehold - 99 year lease granted on 21st October 2005 - approximately 79 years remaining.

Any additional property charges - Yes

No regular Ground Rent or Service Charges are paid. This property is being sold with a 50% share of the Freehold (The downstairs Maisonette holds the other 50% share of the freehold)

Council Tax Band A. 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 Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Please note prospective purchasers must confirm with their legal representatives that the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.

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: Maisonette

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

- VIDEO TOUR AVAILABLE
- SOLO AGENTS
- 17'2 MAX x 16' (NARROWING TO) 11'8 BEDROOM ONE
- 13'2 x 10'4 BEDROOM TWO
- 23'8 x 12'10 (MAX) LOUNGE / DINER
- 9'2 FITTED KITCHEN
- GAS HEATING VIA RADIATORS
- DOUBLE GLAZING
- ALLOCATED OFF ROAD PARKING
- CLOSE TO TOWN CENTRE AND SHOPPING FACILITIES



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