



BLAKE & THICKBROOM



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HOLLAND ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6EU
£120,000 (Asking Price)

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this well presented two bedroom ground floor flat situated on the outskirts of Clacton's town centre. The property currently has a tenant in situ producing a 9% yield on the current asking price. In the valuers opinion the property offers itself to an investment buyer alternatively still convenient for someone looking to down size or get on the property ladder. Call our offices to arrange a viewing now.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road, turning left into the High Street. Proceed across the traffic lights into the continuation of High Street, leading into Holland Road. Past the veterinary practice and the flat can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* VIDEO TOUR AVAILABLE * SOLE AGENTS * NO ONWARD CHAIN

* 9% YIELD ON THE CURRENT ASKING PRICE *

* TWO BEDROOMS * 14' x 8'10 KITCHEN *

* 11'2 x 4'2 BATHROOM * 15'1 x 12'7 KITCHEN *

* OFF ROAD PARKING * COMMUNAL GARDENS *

* GAS HEATING * DOUBLE GLAZING * WALKING DISTANCE TO TOWN CENTRE *

COMMUNAL ENTRANCE:

Communal entrance door to communal entrance hall. Entrance door to entrance hall.

ENTRANCE HALL:

Radiator, doors to all rooms.

BEDROOM ONE: 11'5 (3.48m) x 8'9 (2.67m)

Radiator, replacement double glazed window to rear.

BEDROOM TWO: 9'1 (2.77m) x 6'5 (1.96m)

Radiator, two replacement double glazed windows to side.

LOUNGE: 15'1 (4.60m) x 12'7 (3.84m)

Radiator, fireplace, replacement double glazed bay window to front.

KITCHEN: 14'0 (4.27m) x 8'10 (2.69m)

Fitted with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Fitted extractor fan, part tiled walls, radiator. Access to bathroom. Replacement double glazed window to side.

BATHROOM: 11'2 (3.40m) x 4'2 (1.27m)

Low level WC, pedestal wash hand wash basin, panelled bath with shower attachment and shower screen. Heated towel rail, fully tiled walls, boiler cupboard. Two replacement double glazed windows to rear.

OUTSIDE:

We understand to the front of the property is communal parking and communal gardens to the rear.

AGENTS NOTES:

Material information for this property
Tenure is Leasehold. Council Tax Band: A. EPC: E
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage Type: Mains
Telephone and Broadband coverage: Yes
Any additional property charges: Yes
We have been advised there is a current level of service charge and ground rent amounting to £1000 per annum
Non standard property features to note: Yes
The property is leasehold with a balance of 189 year lease granted in 1989.



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