



BLAKE &
THICKBROOM



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

Clacton-on-Sea

£150,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Blake & Thickbroom are delighted to be offering this beautifully presented first floor purpose built flat situated within the highly sought after 'Royals Area'. The property is conveniently located within approximately quarter of a mile of Clacton's town center, and Martello Bay seafront. A early viewing is recommended to avoid disappointment.

COMMUNAL ENTRANCE: =

RECEPTION HALLWAY: =

BATHROOM: 2.39m x 1.93m (7'10 x 6'4) =

BEDROOM ONE: 4.47m x 3.68m (14'8 x 12'1)

KITCHEN: 3.25m x 2.77m (10'8 x 9'1)

LOUNGE: 3.68m x 3.63m (12'1 x 11'11)

BEDROOM TWO: 4.55m x 2.31m (14'11 x 7'7)

OUTSIDE: Communal gardens to the front and rear of the property. Communal bin storage, low level parking to the front of the property.

Agent Notes:

Material information for this property

Tenure is Leasehold. Balance of 999 year lease from June 1966

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. £2,164.00 yearly and an additional charge of £500.00 which goes towards building insurance also paid yearly.

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.

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 the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.

Tenure: Leasehold

Property Type: Flat

- SOLE AGENTS
- VIDEO TOUR AVAILABLE
- MODERN FITTED KITCHEN
- 12'1 x 11'11 LOUNGE
- TWO DOUBLE BEDROOMS
- GAS HEATING
- DOUBLE GLAZING
- INTERCOM SYSTEM
- COMMUNAL GARDENS
- COMMUNAL PARKING

BLAKE &
TICKBROOM



BLAKE &
TICKBROOM



BLAKE &
TICKBROOM



