



BLAKE &  
THICKBROOM



**Flat 3c Oulton Hall, Marine Parade East, Clacton-on-Sea, CO15 6JU**

Offers Over  
**£100,000**

**NO ONWARD CHAIN!** Blake & Thickbroom are pleased to be offering for sale this two bedroom, third floor apartment situated on Clacton on Sea's seafront. The property is conveniently located within a short walk of local facilities, seafront and town center. Call our Offices to arrange a viewing!

**Entrance Hall** - 6.58m x 0.89m (21'7" x 2'11")

**Bedroom One** - 2.82m x 2.62m (9'3" x 8'7")

**Bedroom Two** - 2.51m x 1.78m (8'3" x 5'10")

**Shower Room** - 1.78m x 1.7m (5'10" x 5'7")

**Lounge** - 4.14m x 2.82m (13'7" x 9'3")

**Kitchen** - 2.79m x 1.91m (9'2" x 6'3")

Material information for this property:

Tenure: Leasehold: TBC

Council Tax Band: A

EPC: C

Services connected

Electricity: Yes

Gas: No

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Unknown

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

Any additional property charges: Yes. TBC

Non standard property features to note: None

**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

- NO ONWARD CHAIN!
- SOLO AGENTS
- TWO BEDROOM FLAT
- LIFT IN BLOCK!
- WALKING DISTANCE TO SEAFRONT
- ELECTRIC HEATING
- DOUBLE GLAZED
- ALLOCATED PARKING SPACE
- NO PETS
- VIEWING RECOMMENDED

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