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# Crossley View Marine Parade East, Clacton-On-Sea, CO15 6JZ
# Asking price £170,000

Two-Bedroom First Floor Apartment – No Onward Chain

Situated just a short distance from Clacton-on-Sea seafront, this well-presented first floor apartment offers approximately 678 sq ft of accommodation. The property comprises a spacious lounge/dining room, fitted kitchen, two bedrooms, en-suite shower room and separate bathroom.

Conveniently located close to the seafront, town centre, shops, cafés and restaurants, the property also benefits from nearby bus services and Clacton railway station, providing connections towards Colchester and London Liverpool Street.

Offered with no onward chain, this apartment would make an ideal first-time purchase, investment opportunity or coastal retreat. Early viewing is recommended.







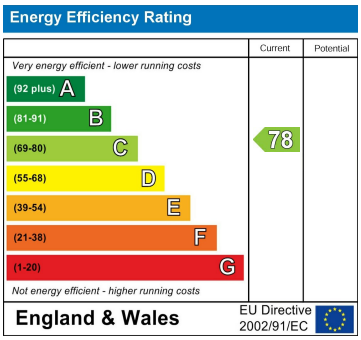
## Leasehold Information

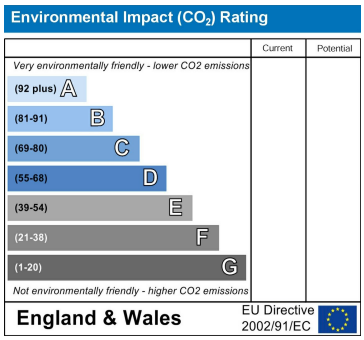
105 years remaining on the lease
Ground rent: £200 per annum
Maintenance charge: £2860.04PA (586.82 is reserve fund con.)

This information is provided by the vendor and should be verified during the conveyancing process.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.










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