

Crossley View, Marine Parade East, Clacton-on-sea, CO15 6JZ

£190,000

Clacton-on-sea

NO ONWARD CHAIN. Enjoy the convenience of seafront living with this beautifully presented two-bedroom ground floor apartment in Crossley View, benefiting from a prime location, secure allocated parking, and no onward chain. This property offers a relaxed coastal lifestyle in a sought-after development.

Upon entering, a welcoming Entrance Hall sets the tone for this inviting home. The heart of the apartment is the spacious Lounge Diner, measuring an impressive 20'11" x 11'7", providing ample space for both relaxation and entertaining. Adjacent to this, the modern Kitchen, at 10'10" x 6'1", is well-appointed for everyday living.

The apartment features two comfortable bedrooms. Bedroom One offers generous space at 12'2" x 10'3", while Bedroom Two, at 10'7" x 7'4", provides a versatile space for guests or as a home office. A modern Shower Room, measuring 8'8" x 6'1", completes the internal layout, designed for contemporary convenience.

Residents will appreciate the secure gated allocated parking, providing peace of mind, and the communal gardens, offering a pleasant outdoor space to enjoy. Its seafront location means easy access to leisurely strolls along Marine Parade East and the vibrant amenities of Clacton-on-Sea.

With a video tour available and offered with no onward chain, an internal inspection is highly recommended to fully appreciate the comfortable living and fantastic location this ground floor apartment provides.

Entrance Hall - 5.51m x 0.91m (18'1" x 3'0")

Bedroom One - 3.71m x 3.12m (12'2" x 10'3")

Bedroom Two - 3.23m x 2.24m (10'7" x 7'4")

Shower Room - 2.64m x 1.85m (8'8" x 6'1")

Kitchen - 3.3m x 1.85m (10'10" x 6'1")

Lounge Diner - 6.38m x 3.53m (20'11" x 11'7")

Material information for this property.
Tenure is Leasehold. The current lease expires on the 28/9/2131, currently 104 years remaining.
Council Tax Band B .
EPC Rating T.B.C.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - We are advised that the current level of Service Charge is £230 per calendar month and Ground Rent totals approx £200 P/A.
Non standard properties 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: Ground Floor Flat

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

- No Onward Chain
- Seafront Location
- Sole Agents
- Video Tour Available
- Ground Floor Apartment
- Two Bedrooms
- Modern Shower Room
- Kitchen 10'10" x 6'1"
- Lounge Diner 20'11" x 11'7"
- Secure Gated Parking


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LOUNGE/DINER
KITCHEN
BEDROOM 1
HALLWAY
CUPBOARD
BATHROOM
BEDROOM 2