



Reunion House, Ellis Road, Clacton-on-Sea, Essex, CO15 1FP

Clacton-on-Sea

£120,000

Blake & Thickbroom are pleased to be offering this first floor two bedroom maisonette apartment situated conveniently within Clacton's town center and affording stunning rooftop views. The apartment is being offered for sale with the balance of a 999 year lease with a nominal ground rent of £1 per annum. The property is also affording private secured allocated parking and an internal inspection is warranted to fully appreciate the convenience and size of this property.

ENTRANCE LOBBY: Communal stair flight to upper first floor and composite entrance door to entrance lobby, leading into Lounge / Kitchenette.
LOUNGE / KITCHENETTE: 5.49m x 4.93m (18'0 x 16'2) - Wall mounted electric heaters (not tested). Double glazed windows to front and access to:
KITCHENETTE AREA: 3.66m x 1.85m (12'0 x 6'1) - Fitted with a range of laminated fronted units with laminated work surfaces and inset single drainer sink unit with mixer tap, cupboards and drawers under, range of eye level cupboards, integrated electric hob with extractor fan above and oven under. Laminate flooring.
INNER HALLWAY: Large built in airing cupboard housing hot water cylinder, further storage recess. Doors to bedrooms and bathroom.
BEDROOM ONE: 3.89m x 2.36m (12'9 x 7'9) - Double glazed windows to rear.
BEDROOM TWO: 3.89m x 2.41m (12'9 x 7'11) - Wall mounted electric panelled heater. Double glazed window and door to rear with access to rear balcony affording rooftop views.
BATHROOM: A modern suite fitted with panelled bath with mixer tap and shower attachment, low level WC, vanity wash basin.
OUTSIDE: Gated access from the development is from Ellis Road where you will find an allocated parking space.

Tenure is Leasehold.
Council Tax Band B. EPC Rating D.
Services connected.
Electricity - Yes.
Gas - No.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. Prospective purchaser 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. This leasehold property is held on a balance of a 999 year lease granted 1st October 2019. A fixed nominal ground rent of £1 per annum is payable. We are advised by the current owners that the current level of service charges is approx £1,000 per annum.
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: Maisonette

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

- TWO BEDROOMS
- 18' x 16'2 LOUNGE / KITCHENETTE with BUILT IN OVEN
- MODERN WHITE BATHROOM SUITE
- BALANCE OF A 999 YEAR LEASE
- NOMINAL GROUND RENT
- ELECTRIC PANELLED HEATING
- DOUBLE GLAZING
- SECURE GATED ALLOCATED PARKING
- ROOFTOP VIEWS
- SOLE AGENTS

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