



## Flat 5 Waypond Court, Wellesley Road, Clacton-on- Sea, Essex. CO15 3PW

- Ground Floor Apartment
- One Double Bedroom
- Modern Kitchen & Bathroom
- Non-Allocated Parking
- Close To Town and Mainline Railway Station
- Double Glazed Throughout
- 997 Years Remaining On Lease
- Service Charge £80PCM Including Ground Rent



## PROPERTY DESCRIPTION

Located in the heart of CLACTON-ON-SEA and ideal for a First Time Buyer or Buy To Let, My Moving Places have the pleasure in offering For Sale this MODERN ONE BEDROOM GROUND FLOOR PURPOSE BUILT FLAT. Internally a Long Hall gives way to the Bedroom, Modern Shower Room with Double Length Shower, Kitchen with Integrated Appliances and the Lounge which the current owner is using for a Second Bedroom. Externally there is Non-Allocated Parking and Bin Area. We have been advised by the vendor that the lease is approximately 997 Years Remaining and Service Charge is £80 Per Calendar Month which includes Ground Rent and all costs. In our opinion a viewing is essential to appreciate the central location of this well finished home.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### ENTRANCE HALL

Wooden entrance door, fitted carpet, two storage cupboards ( one very large walk in cupboard and one regular).

#### LOUNGE

13' 6" x 13' 3" (4.11m x 4.04m) Double glazed window to front aspect, wooden entrance door from communal halls, fitted carpet, wall mounted electric heater.

#### KITCHEN

9' 8" x 5' 6" (2.95m x 1.68m) Range of matching high gloss white eye level, base and drawer units, square edge work surface inset stainless steel sink and drainer unit with mixer tap. Integrated four ring electric hob with extractor over and oven below, integrated microwave and 70/30 fridge freezer. Double glazed window to front aspect, wall mounted air conditioning/heater unit, tiled flooring.

### SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and double length shower with electric power shower. Wall mounted electric heated towel rail, fully tiled walls and floor.

### BEDROOM

11' 3" x 10' 4" (3.43m x 3.15m) Double glazed window to rear aspect, fitted carpet, wall mounted electric heater.

### EXTERIOR

#### COMMUNAL AREAS

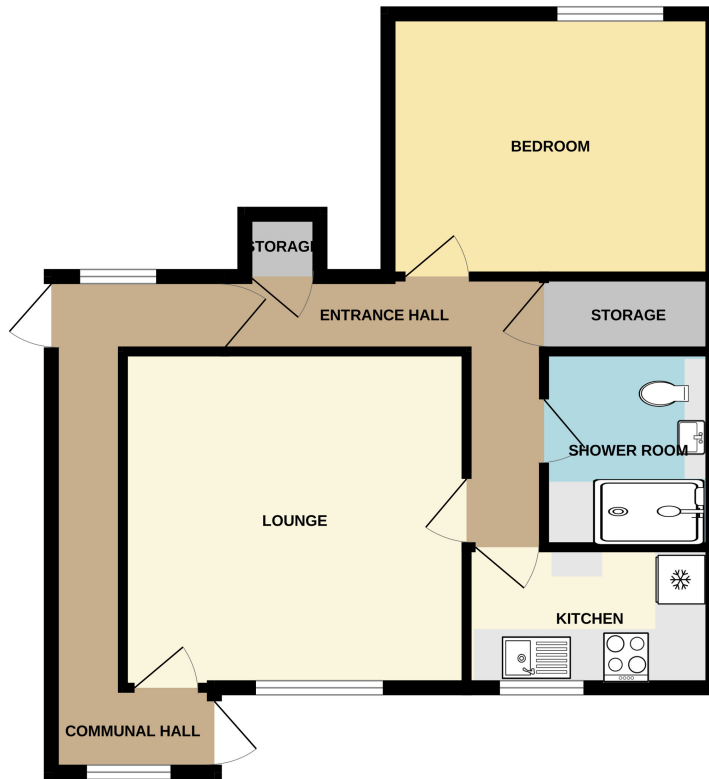
Communal Halls, non-allocated parking and bin area.



# FLOORPLAN & EPC



## GROUND FLOOR



WAYPOND COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>72</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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