

FOR SALE

£130,000 Freehold



# 37 St Clairs Road, St Osyth, Clacton-on-Sea, Essex. CO16 8QH

- No Onward Chain - Keys To View
- One Bedroom Flat
- Parking For One Vehicle
- Communal Gardens
- Semi-Rural Location
- Double Glazed & Gas Central Heating Throughout
- 106 Years Remaining On Lease
- Service Charge & Ground Rent Less Than £300 Per Annum



## PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and located in quiet road in ST OSYTH, My Moving Places have the pleasure in bringing to market this ONE BEDROOM GROUND FLOOR PURPOSE BUILT FLAT. This property would be ideal for a First Time Buyer or someone wanting a Buy To Let. Once at the property you step through into the Entrance Hall which boasts Four Storage Cupboards with the largest measuring 6' by 3'5". The Kitchen is Rear Facing and looks over the Communal Garden and the Bathroom is well proportioned with an Electric Shower over the bath. The Bedroom has a Built-In Wardrobe and the Lounge has Dual Aspect Windows making it a Bright and Airy Room. The property boasts Security Phone Entry System, has Gas Central Heating and Double Glazed Throughout. Externally the Communal Gardens at the rear have a Bin Store and an area for drying washing. To the side of the building is a Non-Allocated Parking Space. In our opinion a viewing is essential to fully appreciate the great location and generous sized rooms on offer.



## ROOM DESCRIPTIONS

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### ENTRANCE HALL

Wooden entrance door, two large walk in storage cupboards, storage cupboard housing hot water tank, storage cupboard with shelving, fitted carpet, textured ceiling, radiator.

### BATHROOM

6' 5" x 5' 7" (1.96m x 1.70m) Suite comprising low level WC, vanity wash hand basin, panelled bath with electric shower over. Obscure double glazed to rear aspect, part tiled walls, tiled flooring, extractor fan, radiator.

### KITCHEN

11' 7" x 9' 8" (3.53m x 2.95m) Range of base, drawer and eye level units, roll edge work surface inset sink. Integrated four ring electric hob with extractor over and integrated double oven. Space for under counter fridge or dishwasher, space for fridge/freezer, space and plumbing for washing machine. Double glazed window to rear aspect, serving hatch to Lounge, tiled flooring, tiled splashback, radiator.

### LOUNGE

14' 4" x 9' 9" (4.37m x 2.97m) Double glazed window to front and side aspect, fitted carpet, radiator.

### BEDROOM

9' 5" x 11' 11" (2.87m x 3.63m) Double glazed window to front aspect, built in wardrobe with carpet and lighting, fitted carpet, radiator.

### EXTERIOR

#### COMMUNAL GARDEN

Communal garden laid to lawn with pathway, bin store and washing line.



# FLOORPLAN



GROUND FLOOR



ST CLAIRS ROAD

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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