



3 Albany Chase Holland Road, Clacton-on-Sea, Essex. CO15 6HD

- Ground Floor Maisonette
- Two Double Bedrooms
- Large L-Shaped Lounge/Diner
- Communal Gardens
- Covered Parking Bay To The Rear
- Shower Room & Separate Cloakroom
- In Excess Of 900 Year Lease Remaining
- Service Charges In Region Of £1000 PA
- Ground Rent Only £10 PA
- Close To Beach & Local Amenities



PROPERTY DESCRIPTION

My Moving Places have the pleasure in offering For Sale this Well Presented TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE located in the popular EAST CLACTON area. On arrival you step into a Large and Well Lit Entrance Hall with doors to the Shower Room, Separate Cloakroom, Two Double Bedrooms, Rear Facing Kitchen and L-Shaped Lounge/Diner. The Lounge/Diner, originally two separate rooms has Dual Aspect Windows making the room a Bright and Welcoming Space. Both Bedrooms, generous doubles, boast Built In Wardrobes with additional storage cupboards in the Entrance Hall. The Communal Gardens wrap the building with this Maisonette boasting doors both Front & Rear with a pathway leading to the Bin Store and Rear Covered Parking. The current owner has advised us there are in excess of 900 years remaining on the lease, a yearly ground rent of £10 and Service Charges normally at £1000 yearly. In our opinion a viewing would be essential to fully appreciate the size of the accommodation on offer and its convenient location.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

UPVC obscure double glazed entrance door with obscure double glazed flanking window, wood floor, radiator, two storage cupboards.

SHOWER ROOM

White suite comprising of a vanity wash hand basin and shower cubicle. Obscure double glazed window to front aspect, tiled walls, vinyl flooring, heated towel rail.

CLOAKROOM

Comprising of low level WC and vanity wash hand basin. Wood floor, part tiled, extractor fan.

KITCHEN

10' 8" x 9' 1" (3.25m x 2.77m) range of eye level and base units, roll edge work surface inset stainless steel 1 and 1/2 sink and drainer unit, integrated eye level Indesit double oven, four ring gas hob with extractor over, space for fridge freezer, space and plumbing for washing machine. UPVC obscure double glazed door to communal garden, double glazed window to rear aspect, tiled splashback, vinyl floor.

LOUNGE/DINER

21' 3" max x 16' 9" max (6.48m x 5.11m) UPVC door to communal garden, double glazed windows to front and side aspects, fireplace with tiled surround, two radiators, fitted carpet.

MASTER BEDROOM

15' 7" x 11' 9" (4.75m x 3.58m) Double glazed window to side aspect, fitted and built in wardrobes, radiator, fitted carpet.

BEDROOM TWO

10' 9" x 10' 1" (3.28m x 3.07m) Double glazed window to side aspect, fitted and built in wardrobes, radiator, fitted carpet.

EXTERIOR

COMMUNAL GARDENS

Attractive gardens with lawns, mature tree, flower and shrub borders. Walled bin store area.

PARKING

Covered allocated parking bay access from Southcliff Park.



FLOORPLAN



GROUND FLOOR



3 ALBANY CHASE

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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