



- Secure And Gated Development
- Close To Beach
- Chain Free
- En- Suite to Master
- Ground Floor Apartment
- Two Bedrooms
- Off Road Parking

## 23 Crossley View, Clacton-on-Sea, Essex . CO15 6JZ.

Secure gated development on the seafront. A wonderful ground floor apartment in this prestigious waterfront building and just a minutes walk from the beachfront. Offering two bedrooms, en-suite to master, family bathroom, fitted kitchen and a 21ft Lounge/Diner, secure parking space. Found in East Clacton and offering all local amenities close by with excellent transport links as well, this apartment is offered with no onward chain and offers a good buy to let opportunity. Please call for details.





# Property Details.

## Ground Floor

### Communal Hall



Accessed via secure video entry system with private doors to apartments.

### Entrance Hall

With airing cupboard, radiator and doors to.

### Bedroom Two

10' 9" x 7' 5" (3.28m x 2.26m) Sash window to rear, radiator.

### Bathroom

Panel bath with shower attachment, close couple WC, wash hand basin, heated towel rail, tiled walls.

## Bedroom One



14' 1" x 10' 3" (4.29m x 3.12m) Sash window to rear, radiator door to en-suite.

### En-Suite



Corner shower, wash hand basin, close couple WC, heated towel rail, tiled splashback.

# Property Details.

## Kitchen



9' 0" x 6' 3" (2.74m x 1.91m) A modern range of fitted units and drawers with worktops over, inset sink and drainer, matching eye level units, spaces for appliances, fitted oven, gas hob, extractor, tiled splashbacks.

## Lounge/Diner



21' 2" x 11' 9" (6.45m x 3.58m) Sash window to side, two radiators, TV point, ample space for dining table.

## Parking



The development is assessed via keypad entry with electric gates, this property comes with one allocated parking space.

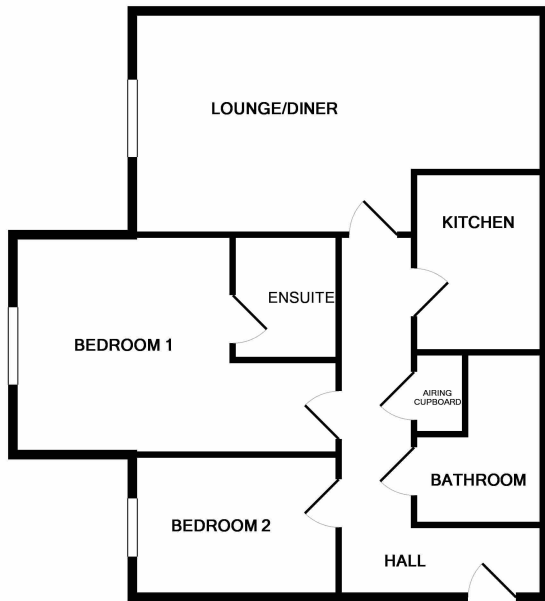
## Leasehold



120 years left on the lease. £1,483.42 per annum for service charge and building insurance. Ground rent is £200 per annum.

# Property Details.

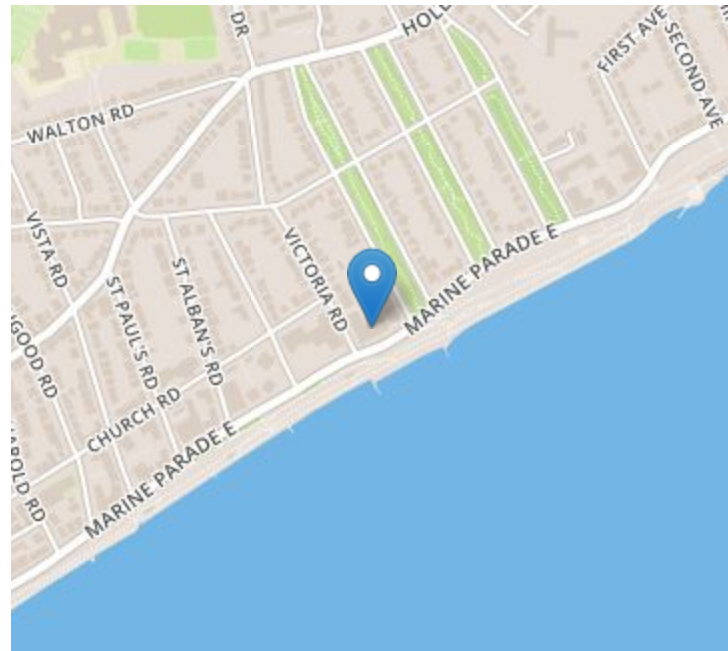
## Floorplans



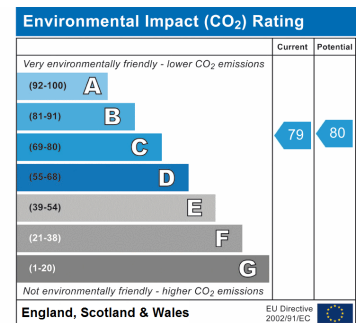
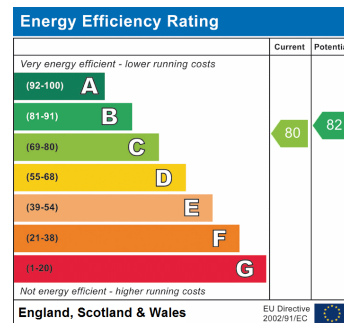
TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.