



Flat 36 Marina Point, West Road, Clacton-on-Sea, Essex. CO15 1AH

- No Onward Chain
- First Floor Apartment
- Two Bedrooms
- Modern Kitchen & Bathroom
- Communal Gardens
- Parking To The Rear
- Sea Views
- Ideal For Holiday Home/First Time Buyer



PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and located just off the Sea Front in CLACTON ON SEA, My Moving Places have the pleasure in offering For Sale this TWO BEDROOM FIRST FLOOR APARTMENT. The block has a large carpark to the rear accessed from Wash Lane and gives way to the Communal Entrance Halls, Gardens and Bin Store. Internally you step into a long Entrance Hall which gives way to Two Bedrooms, Family Bathroom and Lounge. The Lounge and Master Bedroom boast Sea Views with the Lounge open to the Kitchen. The vendor has advised us there are 98 Years Remaining on the Lease, No Ground Rent and Yearly Service Charge of £925.00. In our opinion this property is an ideal Buy To Let/Holiday Home with many local amenities nearby and needs to be viewed to fully appreciate its great location and views.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Wooden entrance door, laminate flooring, wall mounted electric heater, storage cupboard.

BEDROOM TWO

6' 11" x 6' 9" (2.11m x 2.06m) Double glazed window to rear aspect, laminate flooring, wall mounted electric heater.

MASTER BEDROOM

11' 5" x 9' 5" (3.48m x 2.87m) Double glazed window to front aspect with partial sea views, laminate flooring, wall mounted electric heater.

BATHROOM

6' 8" x 7' 11" (2.03m x 2.41m) White suite comprising low level WC, vanity wash hand basin and panelled bath with shower over and folding screen. Obscure double glazed window to rear aspect, electric heated towel rail, tiled floor, extractor.

LOUNGE

12' 6" x 12' 5" (3.81m x 3.78m) Two double glazed windows to front aspect with partial sea views, fitted carpet, wall mounted electric heater.

KITCHEN

7' 11" x 6' 9" (2.41m x 2.06m) Shaker style eye level, base and draw units, roll edge work surface inset stainless steel sink and drainer unit. Integrated four ring electric hob with extractor over and oven below, space and plumbing for washing machine and dishwasher, space for fridge freezer. Double glazed window to rear aspect, tiled floor.

EXTERIOR

COMMUNAL AREAS

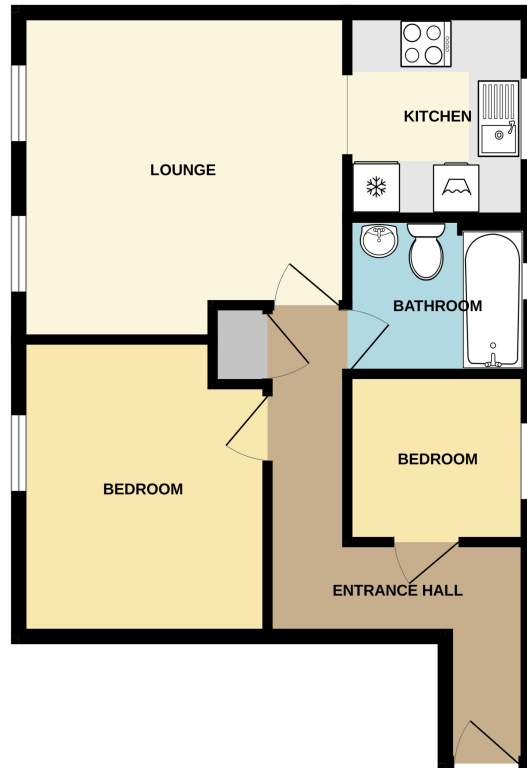
Communal halls, security entry system, carpark (permit for one vehicle), bin store and landscaped areas.



FLOORPLAN



ACCOMMODATION



MARINA POINT

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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