



# STONERIDGE

ESTATE AGENTS

Peregrine Close | Great Clacton | CO15 4HB

- \* One Double Bedroom First Floor Flat
- \* Fully Refurbished
- \* 999 Year Lease and £70 Per Annum Service Charge
- \* Newly Fitted Kitchen/Diner
- \* 14'6 Lounge
- \* Garage
- \* Allocated Parking
- \* EPC Rating E

**£119,995 L/H**



**To Arrange a Viewing Please Call Stoneridge Estates on 01255 43 58 58**

Peregrine Close | Great Clacton | CO15 4HB

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38/SS/CW/S

FULLY REFURBISHED. An immaculate double bedroom first floor flat is situated on the popular Birds Development of Great Clacton within easy reach of all the local amenities. Benefits include newly fitted kitchen/diner, 14'6 lounge, newly fitted shower room, garage, allocated parking, lock up shed and drying area. We understand the flat has a 999 year lease with service charges being approximately £70 per month.

Entry phone system with glazed door to:-

### **COMMUNAL HALLWAY**

Stairs to first floor, door to:-

### **ENTRANCE HALL**

Modern electric wall heater, double built in cloak cupboard, airing cupboard.

### **LOUNGE 14'6 x 11'10 (4.42m x 3.61m)**

Double glazed window to front.

### **KITCHEN/DINER 11'10 x 8'6 (3.60m x 2.60m)**

Newly fitted with single drainer sink unit set into wood effect work surfaces and matching breakfast bar, range of base and eye level units integrated dishwasher, built in oven, hob and extractor, recess with space for automatic washing machine, American style fridge/freezer to remain, double glazed window to rear.

### **BEDROOM 11'6 x 10' (3.50m x 3.05m)**

Double glazed window to front.

### **SHOWER ROOM**

Newly fitted walk in double shower, vanity wash hand basin, low level WC, fully tiled, towel radiator, shaver point, double glazed window to rear.

### **OUTSIDE**

There are communal garden laid to lawn, access to the GARAGE with up and over door, allocated parking, shed and drying area.

AWAITING FLOORPLAN





**CLACTON OFFICE - No. 1 Arcade Buildings, Station Road, Clacton on Sea**



**HOLLAND OFFICE - 37 Frinton Road, Holland on Sea**

**Visit our website at [www.stoneridge-estates.co.uk](http://www.stoneridge-estates.co.uk) or email us at [info@stoneridge-estates.co.uk](mailto:info@stoneridge-estates.co.uk)**

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Money Laundering Regulations 2003 - Any prospective purchasers' will be asked to produce photographic identification and proof of residential documentation once entering into negotiations for a property in order for us to comply with current Legislation.

**VIEWING STRICTLY BY APPOINTMENT ONLY - CONTACT OUR EXPERIENCED STAFF FOR A FREE VALUATION**

**Stoneridge Estates is the trading name of Stoneridge Residential Limited. Registration Cardiff Number 09986833.**

**Registered address: No 1 Arcade Buildings, Station Road, Clacton on Sea, Essex, CO15 1SS**