



STONERIDGE

ESTATE AGENTS

Carnarvon Road | East Clacton | CO15 6EE

- * Two Double Bedroom Second Floor Apartment
- * Over 55's Retirement Complex 500 Yards to Seafront
- * No Onward Chain
- * 22'3 Lounge/Diner
- * Modern Fitted Kitchen
- * Bedroom with En-Suite, Balcony and Walk-In Wardrobe
- * Three Piece Shower Room
- * EPC Rating B

£200,000 L/H



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

Carnarvon Road | East Clacton | CO15 6EE 04,11,21 20/SS/CW/S

WITHIN 500 YARDS TO SEAFRONT! This well presented two double bedroom second floor retirement apartment available for the over 55's is situated within sight of the seafront, within walking distance to town centre and mainline railway station. Benefits include 22'3 lounge/diner, modern fitted kitchen, 14'6 master bedroom with en-suite bathroom, balcony and walk-in wardrobe, modern three piece shower room, under floor heating throughout and communal parking.

Entry phone system to communal hall with staircase and lift to second floor. Personal door to:-

ENTRANCE HALL

Walk-in cloak/storage cupboard with light, under floor heating, door to:-

LOUNGE/DINER 22'3 x 11'6 max. (6.78m x 3.51m)

Double glazed window to front, under floor heating, sliding door to:-

KITCHEN 7'9 x 7' (2.36m x 2.13m)

Modern fitted comprising single drainer stainless steel sink unit with mixer tap set in rolled edge work surfaces, range of base and eye level units, built-in oven, hob and extractor hood, integrated fridge and freezer, concealed lighting, tiled flooring with under floor heating, double glazed window to front.

BEDROOM ONE 14'6 x 9'8 (4.42m x 2.95m)

Walk-in wardrobe with light, under floor heating, double glazed window and door to balcony, door to:-

EN-SUITE BATHROOM

Three piece suite comprising panel enclosed bath with shower above, vanity wash hand basin, low level w.c., radiator, fully tiled, under floor heating, heated towel rail, extractor fan.

BEDROOM TWO 12' max. x 9'2 (3.66m x 2.79m)

Fitted wardrobes with matching drawers, under floor heating, double glazed window to front.

SHOWER ROOM

Fully tiled with walk-in shower unit, pedestal wash hand basin, low level w.c., heated towel rail, under floor heating, extractor fan.

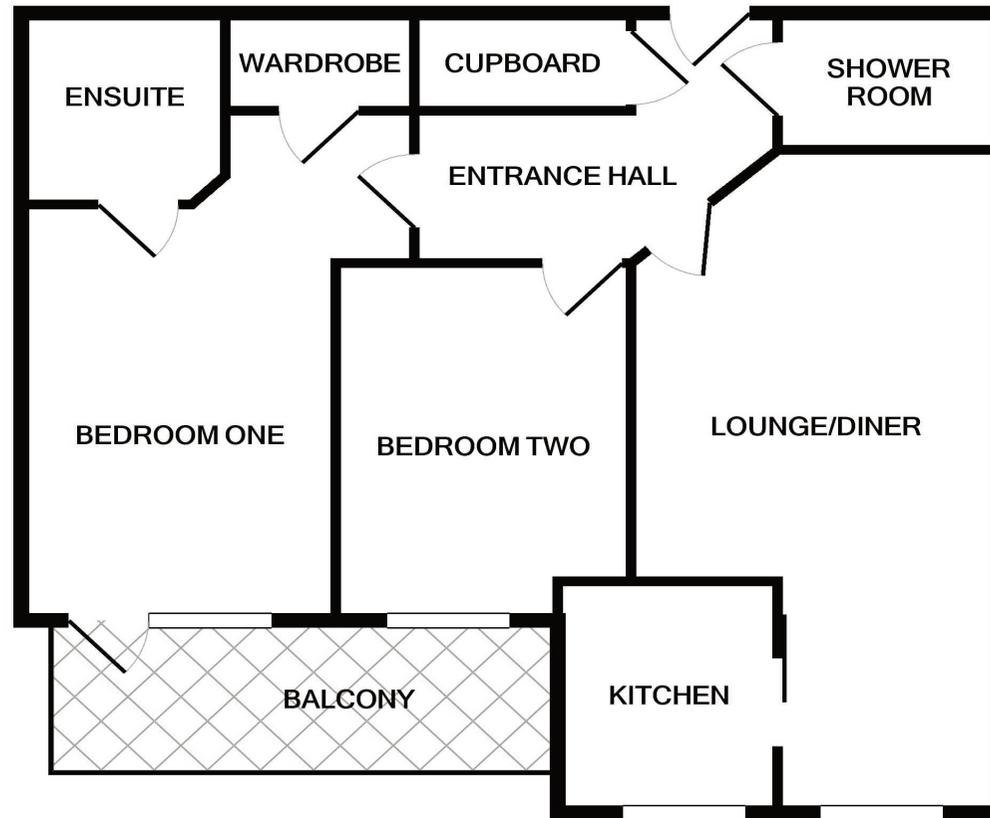
OUTSIDE

To the front there is communal gardens, access to communal parking at the rear.

AGENTS NOTE

The block benefits from having many features including communal lounge, guest suite, laundry room and house manager. Regular events are held including coffee mornings and fish and chip Fridays.





Visit our website at www.stoneridge-estates.co.uk or email us at 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.

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