



# STONERIDGE

ESTATE AGENTS

Westcliff Court | Clacton on Sea | CO15 1LA

- \* One Double Bedroom Third Floor Apartment
- \* Over 55's Retirement Complex on the Seafront
- \* No Onward Chain
- \* 15'6 Lounge/Diner
- \* Double Bedroom with Fitted Wardrobes
- \* 11'9 Fitted Kitchen
- \* Three Piece Shower Room
- \* EPC Rating C

**£75,000 L/H**



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

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NO ONWARD CHAIN is being offered with this one double bedroom third floor apartment retirement apartment for the over 55's, situated in a seafront block within easy reach of the town centre and mainline station. Benefits include 15'6 lounge/diner, 11'9 fitted kitchen, double bedroom with fitted wardrobes and three piece shower room. The block itself has a large communal lounge overlooking the seafront, guest suite and communal parking.

Entry phone system to communal hall with lift and stairs to third floor. Personal door to:-

#### **ENTRANCE HALL**

Access to loft space.

#### **LOUNGE/DINER 15'6 max. x 13'2 (4.72m x 4.01m)**

Storage heater, double glazed window to rear, serving hatch to:-

#### **KITCHEN 11'9 x 7'3 (3.58m x 2.20m)**

Fitted comprising single drainer stainless steel sink unit set in rolled edge work surfaces, range of base and eye level units, built-in oven, hob and extractor, space for washing machine and fridge/freezer.

#### **BEDROOM 13'3 x 10'2 (4.04m x 3.10m)**

Fitted wardrobes, storage heater, double glazed window to rear.

#### **SHOWER ROOM**

Three piece suite comprising double shower cubicle, low level w.c., pedestal wash hand basin, fully tiled walls, fan heater, extractor fan.

#### **OUTSIDE**

To the rear of the property there is communal secure parking and visitor parking.

#### **AGENTS NOTE**

The budget proposal for 2022 service charge is £2,792.15 per annum (£53.70 per week) with the ground rent being approximately £150.00 per annum.



AWAITING FLOORPLAN

**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**