



5 Turret House, Vista Road

Clacton-On-Sea, CO15 6DF

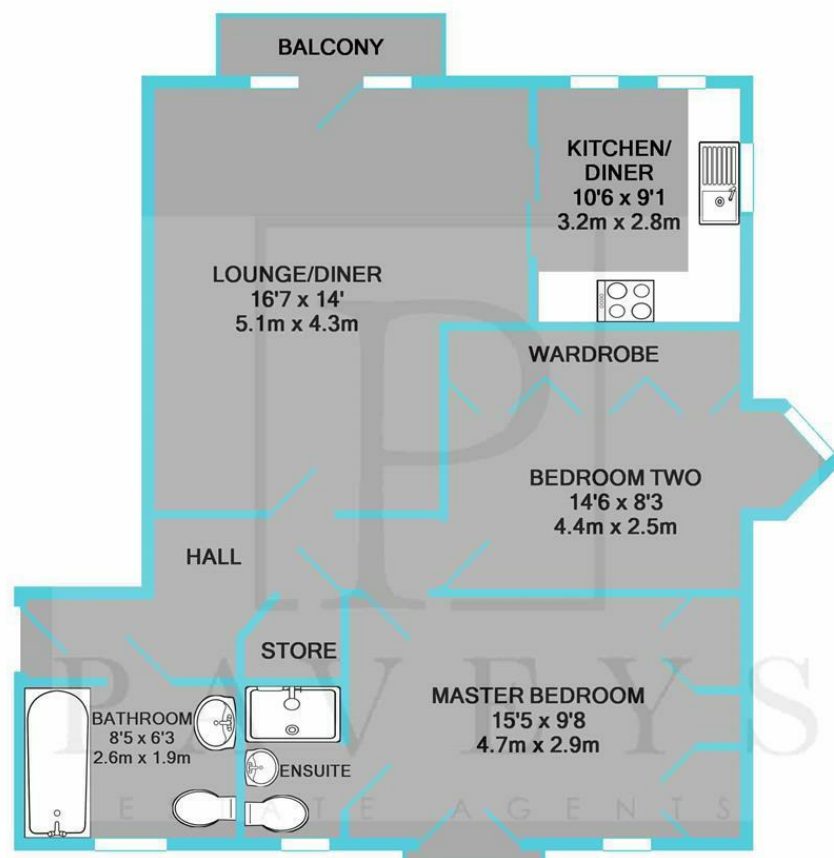
Price £225,000 Leasehold



PAVEYS
ESTATE AGENTS

NO ONWARD CHAIN

A FIRST FLOOR SEAFRONT APARTMENT located on Marine Parade East at Clacton-on-Sea and with UNINTERRUPTED BEACH & SEA VIEWS. This bright and airy apartment has a large lounge/diner with balcony overlooking the sea, kitchen/diner, two double bedrooms with plenty of storage, en-suite shower room to the master bedroom, bathroom and allocated parking. The property is set in communal gardens with visitor parking and an approximate 84 year Lease. Shops, rail services and Clacton's famous pier are all located close by. Call Paveys today to arrange a viewing.



TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
80	82		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

ENTRANCE HALL

Entrance door, fitted carpet, cloaks cupboard, radiator.

LOUNGE/DINER 16'7 x 14' (5.05m x 4.27m)

Double glazed door to balcony, double glazed full height panels either side, fitted carpet, smooth and coved ceiling, sliding doors to Kitchen/Diner, radiator.

BALCONY

Seafront balcony with uninterrupted views over the Esplanade, sea, beach and Clacton's famous pier, wrought iron balustrade.

KITCHEN/DINER 10'6 x 9'1 (3.20m x 2.77m)

Matching over and under counters units, roll edge work surfaces inset stainless steel 1 and 1/2 bowl sink and drainer. Built in double oven and gas hob with extractor hood over, integrated fridge/freezer, space and plumbing for washing machine and dishwasher. Double glazed windows to front with sea and beach views, double glazed window to side, vinyl flooring, tiled splash backs, smooth ceiling part tiled walls, radiator.

MASTER BEDROOM 15'5 x 9'8 (4.70m x 2.95m)

Double glazed French doors to Juliet balcony, double glazed window to rear, fitted carpet, smooth and coved ceiling, range of built in wardrobes, door to En-Suite, radiator.

EN-SUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and double shower cubicle with mains shower (not tested). Double glazed window to rear, fitted carpet, fully tiled walls, radiator.

BEDROOM TWO 14'6 x 8'3 (4.42m x 2.51m)

Double glazed window to side, fitted carpet, smooth and coved ceiling, radiator.

BATHROOM 8'5 x 6'3 (2.57m x 1.91m)

White suite comprising low level WC, pedestal wash hand basin and bath with mixer taps and shower attachment over (not tested). Double glazed window to rear, fitted carpet, fully tiled walls, extractor fan, radiator.

COMMUNAL GARDEN

Well maintained communal gardens, laid to lawn.

OUTSIDE FRONT

PARKING

Allocated parking space and visitors parking.

IMPORTANT INFORMATION

Council Tax Band: D
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: C
The property is connected to electric, gas, mains water and sewerage.

LEASE & CHARGES

The vendor has advised the following:

There is approximately 83 years remaining on the Lease.
The Service Charges are £694.75 per half year.
The Ground Rent is £50.00 per half year.

LEASE DISCLAIMER

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2003

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.