

**Harold Road
CLACTON-ON-SEA
CO15 6AE
£150,000 Share of Freehold**





- NEWLY REFURBISHED
- SEA VIEWS
- TWO BEDROOM FLAT
- SPACIOUS LOUNGE
- FITTED KITCHEN

- FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING
- SECOND FLOOR
- CHAIN FREE

**** NEWLY REFURBISHED with SEA VIEWS ****

We are delighted to offer this newly refurbished second floor, two bedroom flat which is located close to the Promenade with NO CHAIN.

This property benefits from a spacious lounge with high ceilings and sea views, family bathroom, fitted kitchen, double glazing and gas central heating.

The property also features a secure entry system and an allocated car parking space.



The accommodation with approximate room sizes are as follows:

LOUNGE

14' 6" x 12' 2" (4.42m x 3.71m)

Double glazed four vista window to front with views towards to the sea, carpet flooring, radiator, centre light.

KITCHEN

8' 7" x 8' 1" (2.61m x 2.46m)

Window to side. Range of floor and wall-mounted fitted units, roll-top work surfaces, 1½ bowl inset sink unit with single drainer and mixer taps. Inset electric hob and under counter oven, tiled splash back, extractor hood, wall-mounted Combi-boiler, vinyl flooring, inset spot lights.

BEDROOM ONE

12' 3" x 8' 8" (3.73m x 2.64m)

Window to side, radiator, carpet flooring, centre light, balcony.

BEDROOM TWO

10' 4" x 8' 0" (3.15m x 2.44m)

Window to side, radiator, carpet flooring, centre light.

FAMILY BATHROOM

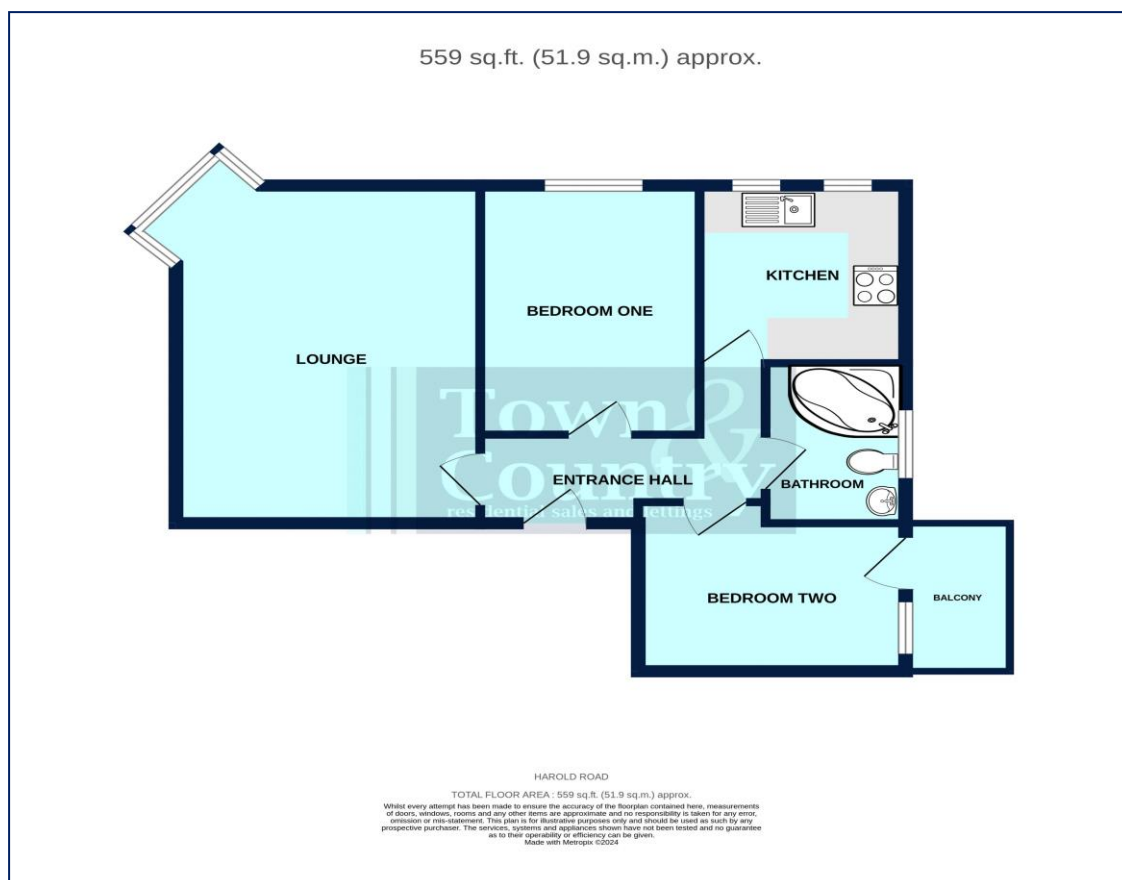
7' 9" x 5' 7" (2.36m x 1.70m)

Window to side. Panelled corner bath with mixer taps and shower attachment, pedestal wash hand basin and low level WC. Part tiled, vinyl flooring, inset spot lights, radiator.

EXTERIOR

Off Road allocated car parking space.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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