

Lot 43

2 Penfold Road,
CLACTON-ON-SEA, Essex CO15 1JN

GUIDE PRICE: £475,000



CONVERTED DWELLING OF SIX APARTMENTS AND FURTHER PLANNING

This double fronted dwelling of traditional construction has been converted into six self-contained flats and has further planning permission for converting the roof space into a three bedroom apartment. The property also has private parking at the front for six vehicles and there is a side entrance to a rear yard of the building. The total site area occupies approximately 440 sq metres. The property was granted planning under ref no 05/00158/FUL and details of planning permission, building control approvals and full drawings are available for inspection at the offices of the Auctioneers. The existing mix consists of five one bedroom flats and one two bedroom flat. The property is being offered with full vacant possession and offers excellent investment potential for either letting or individual disposal.



LOCATION

Clacton-on-Sea is located in the district of Tendring and the county of Essex. Nearby towns include Colchester (16 miles) Ipswich (30 miles) Braintree (33 miles). Road communications are good being located at the end of the A133. Rail services run to London Liverpool Street. Major facilities include Brook Retail Park and Clacton Factory Shopping Village. Penfold Road is located off West Road and within 150 metres of the sea front. Clacton Station is also located within 1 mile.

ACCOMODATION

Flat 1: Ground floor, 35 sq m, open plan kitchen, bedroom, lounge, bathroom.

Flat 2: Ground floor 47 sq m, kitchen, lounge, bedroom and shower room

Flat 3: Ground floor 75 sq m, separate entrance designed for wheelchair use, two bedrooms, lounge, kitchen, bathroom

Flat 4: First floor, 39 sq m, bedroom, lounge, kitchen, shower room

Flat 5: First floor 46 sq m, bedroom, lounge, kitchen, shower room

Flat 6: First floor 46 sq m, bedroom, lounge, open plan kitchen and shower room

Parking to front, garden to rear.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Tendring District Council 01255 686868

Council Tax Band: A for all flats

POPULATION & EMPLOYMENT

Last recorded figures show a population of 51,000.

VENDORS SOLICITORS

Mr Peter Cathcart
Cathcarts Solicitors
2 Swakeleys Road
Ickenham
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VIEWING TIMES

By appointment through the Auctioneers.