McCarthy & Stone
RESALES

2 Kingsman Court Carnarvon Road, Clacton-On-Sea, CO15 6EE
Asking price £235,950 LEASEHOLD

For further details
please call 0345 5564104

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A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH EN-SUITE BATHROOM TO MASTER BEDROOM

Kingsman Court
Just a short walk from Clacton's sandy beaches you will find Kingsman Court, a McCarthy & Stone development consisting of 32 one and two bedroom Retirement Living apartments. The development has been designed to support modern living with all apartments featuring walk in wardrobes, underfloor heating, Sky+ connection point in living rooms, camera entry system for use with a standard TV, and En-suite shower/bathroom in selected two bedroom apartments. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years or older.

Entrance Hall
Front door with spy hole leads into the entrance hall. Door to walk in airing/storage cupboard. Wall mounted emergency intercom and security door entry system. Emergency pull-cord. Other doors leading to Shower Room (wet room), Bedrooms and Living Room.

Wet Room
This fully tiled en-suite shower room consist of walk in shower with grab rails and glass screen. WC. Pedestal wash hand basin with mixer tap and fitted mirror above. Emergency pull-cord.

Living Room
Double glazed patio door giving access to a patio area. Two ceiling light fitting. Feature fireplace with remote controlled electric fire. TV & Telephone points. Power points. Part glazed door leading into the kitchen.

Kitchen
Modern fitted kitchen with integrated fridge and freezer. Tiled splash back. Easy access oven with side opening door. Four ringed hob with extractor hood above. Double glazed window positioned above the single drainer sink unit with mixer tap. Ceiling spot lights.

Master Bedroom
Double glazed window with roller blind and fitted curtain. Central light fitting. Door to walk in wardrobe. TV and telephone points. Power points. Door to en-suite bathroom.

En-suite Bathroom
Fully tiled bathroom with WC. Vanity unit with inset wash hand basin and fitted mirror above. Low leveled paneled bath with grab rails and shower fitting. Extractor fan. Heated towel rail. Emergency pull-cord.

Second Bedroom
Double glazed window. Central ceiling light fitting. TV and power sockets.

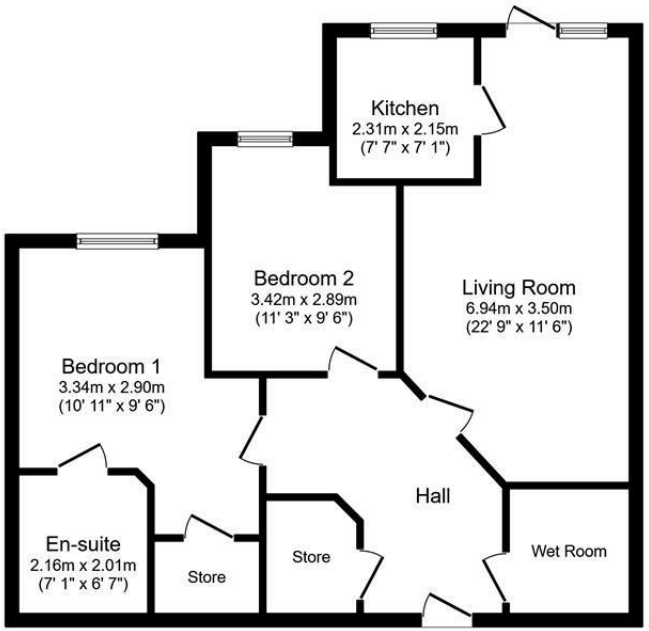
Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or House Manager.

Car Parking Permit Scheme-subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Length
125 years from 1st June 2013

Ground Rent
Annual fee - £495



Floor Plan

Floor area 72.0 sq. m. (775 sq. ft.) approx

Total floor area 72.0 sq. m. (775 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property.
The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited.
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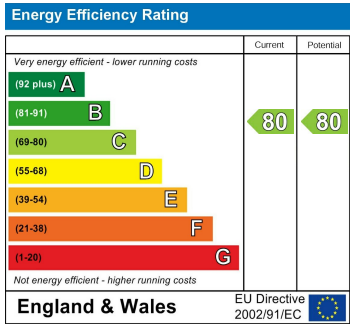

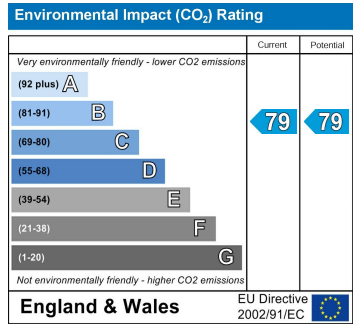

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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