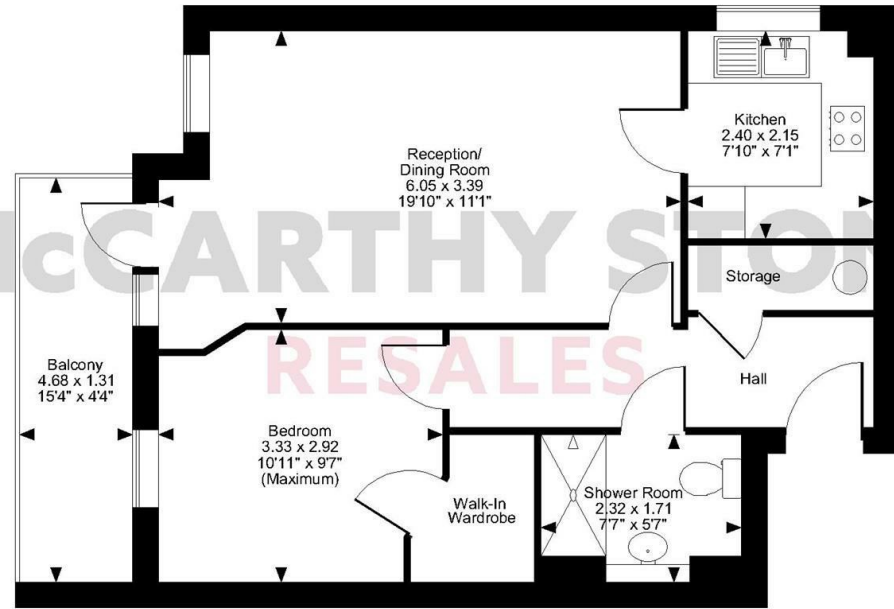


Kingsman Court, Carnarvon Road, Clacton-on-Sea
 Approximate Gross Internal Area
 528 Sq Ft/49 Sq M
 Balcony external area = 66 Sq Ft/6 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information



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McCARTHY STONE
RESALES

12 KINGSMAN COURT

CARNARVON ROAD, CLACTON-ON-SEA, CO15 6EE



A BEAUTIFULLY PRESENTED one bedroom SOUTH WEST FACING apartment with WALK OUT BALCONY situated on the first floor within a POPULAR MCCARTHY STONE retirement development.

PRICE REDUCTION

ASKING PRICE £130,000 LEASEHOLD

For further details, please call **0345 556 4104**

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KINGSMAN COURT, CARNARVON ROAD,

1 BEDROOMS £130,000

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.

APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this spacious sunny south west facing apartment with the benefit of a walk out balcony from the lounge. The apartment boasts modern kitchen and bathroom and a walk in wardrobe in the bedroom. *early viewings advised*

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 Lounge, Bedroom and Shower Room

LOUNGE

A generous sunny south west facing lounge with a double glazed French doors to a walk out balcony with outlook towards Carnarvon Road and an additional window which both allow lots of natural light in. The room provides ample space for dining and an electric fire with surround which acts as an attractive focal point. TV & Telephone points. Two ceiling light fitting and raised power points. Part glazed door leading into the kitchen.

KITCHEN

Fully fitted modern kitchen with a range of eye level and base units and drawers with rolled edge work surfaces above. Stainless steel sink with mono block lever tap and draining board sits below the window with blind. Built in easy access waist height electric oven with side opening door and space for microwave above. Four ring electric ceramic hob with chimney extractor hood and tiled splashback. Under counter and ceiling spot lights. Integral fridge and freezer.

BEDROOM

A very well presented double bedroom with south west facing window providing outlook towards the Carnarvon Road. Door to walk in wardrobe with shelving and hanging rails. TV & Telephone points. Two ceiling light fitting and raised power points.

SHOWER ROOM

Fully tiled room and fitted suite comprising; large walk in shower with glass screen and support rail. WC; vanity

unit with inset wash basin, mirror and light above; shaver point; emergency pull-cord and heated towel rail.

PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability, the fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

SERVICE CHARGE

- Visiting house manager
- 24 hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,091.08 per annum (up to financial year end 31/03/2024).

LEASE INFORMATION

Lease length: 125 years from 1st June 2013

Ground rent: Annual fee of £425

Ground rent review date: June 2028

