



APPROX. GROSS INTERNAL FLOOR AREA 586 SQ FT / 54 SQM	Kingsman Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 19/01/22
	photoplan

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE  
RESALES

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McCARTHY STONE  
RESALES

25 KINGSMAN COURT  
CARNARVON ROAD, CLACTON-ON-SEA, CO15 6EE



A BEAUTIFULLY PRESENTED one bedroom third floor apartment benefiting from JULIET BALCONY from both the lounge and bedroom, this is situated within a POPULAR MCCARTHY STONE retirement development.

ASKING PRICE £160,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# KINGSMAN COURT, CARNARVON ROAD, CLACTON-ON-SEA, ESSEX, CO15 6EE

## 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

This spacious apartment has the benefit of new carpets and has been recently redecorated, viewings strongly 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 lounge with a double glazed French doors to Juliette balcony with views towards the gardens and rear of the development. The room provides ample space for dining. 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 and base units and drawers with rolled edge work surfaces above. Stainless steel sink with mono block lever tap, draining board sits below the window with views towards the rear. 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. Fridge and freezer.

## BEDROOM (DUAL ASPECT)

A very well presented double bedroom providing a dual aspect with a Juliet balcony and side windows which allow lots of natural light in. Door to walk in wardrobe with shelving and hanging rails. TV & Telephone points. Two ceiling light fitting and raised power points.

## SHOWER ROOM (WITH WINDOW)

This fully tiled en-suite shower room benefiting from a large double glazed window, providing natural light. Level access shower with grab rails and glass screen. WC. Pedestal wash hand basin. Emergency pull-cord.

## SERVICE CHARGE

- Cleaning of communal windows

# 1 BED | £160,000

- 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 for this property is £2,746.56 p.a. up to financial year end 31/03/2023. 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:£2,746.56. p.a (for financial year ending 31/03/23)

## 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.

## LEASE INFORMATION

Lease length: 125 years from 1st June 2013

Ground rent: Annual fee of £425

Ground rent review date: June 2028

