

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Cheryl Court, Uplands Road Clacton-On-Sea, CO15 1BD

Located on the edge of 'The Royals' Development, is this purpose built TWO BEDROOM SECOND FLOOR FLAT with approximately 936 years left on the lease. The property is around a quarter of a mile from the sea front with Clacton's town centre and mainline railway station situated within three quarters of a mile. An early viewing is advised to appreciate the accommodation and décor on offer.

- Two Bedrooms
- 15' x 13'8 Lounge
- Private Balcony
- 10'11 max Fitted Kitchen
- Modern Four Piece Bathroom
- Gas Central Heating (n/t)
- Double Glazed Windows
- Allocated Parking Space
- Approximately 139 Year Lease Remaining
- EPC Rating D & Council Tax B



**Price £145,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed communal entrance door with security entry phone system which links to mobile telephone to communal entrance hallway.

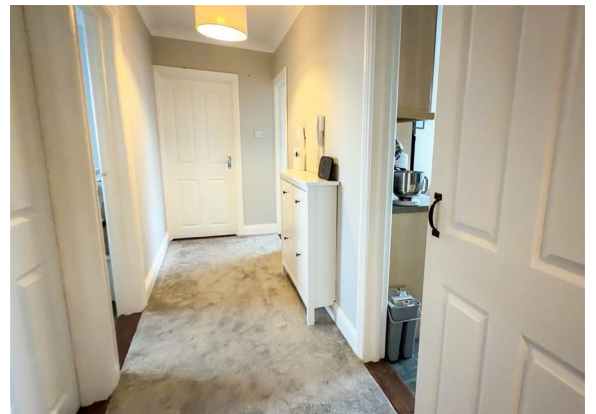
## COMMUNAL ENTRANCE HALLWAY

Private allocated storage cupboard. Stair flight to all floors (Please note there is no lift in the building). Private double glazed entrance door to:



## ENTRANCE HALLWAY

Built in storage cupboard. Additional built in storage cupboard housing wall mounted gas combination boiler serving hot water and central heating (not tested). Radiator. Sliding door to kitchen. Door to:



### BEDROOM ONE

14'3 max x 9'11

Built in double and single wardrobes. Radiator. Double glazed window to rear.



### BEDROOM TWO

9'6 x 8'11

Radiator. Double glazed window to rear.



### BATHROOM

Fitted with a modern four piece White bathroom suite comprising panelled bath. Concealed cistern low level W.C. Vanity wash hand basin. Independent corner shower cubicle. Chrome effect heated towel rail. Mosaic effect tiled flooring and splashbacks. Double glazed window to rear.



## LOUNGE/DINER

15' max x 13'8 max

Radiator. Double glazed window to side. Double glazed picture window to front. Double glazed sliding patio door to private balcony.



ALTERNATE VIEW OF LOUNGE/DINER



BALCONY

Enclosed balcony with views to front.



## KITCHEN

10'11 max x 7'2 max

Fitted with a range of light wood effect laminate fronted units comprises stone effect square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Inset four ring gas hob with concealed extractor hood above. Inset high level electric oven. (All appliances not tested). Space and plumbing for washing machine. Tall fridge freezer space. Tiled splashbacks. Tiled flooring. Double glazed window to front.



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## OUTSIDE

The property benefits from front and rear lawned communal gardens with slope leading to partially sunken car park with allocated parking space.



## MARTELLO BAY BEACH

Martello Bay beach is located within quarter of a mile.



## Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2026/2027 £1731.31 Per Annum

Length of lease (years remaining): 139 Annual ground rent amount & Building Insurance (£): £463.47pa Ground rent review period (year/month): Annual service charge amount (£): £2,166.01 Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Please note the management company are due to look at carrying out works on the roof. The sellers are unaware of when these works will be looked at or the costs.

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

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### JE 03/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Particular Disclaimer

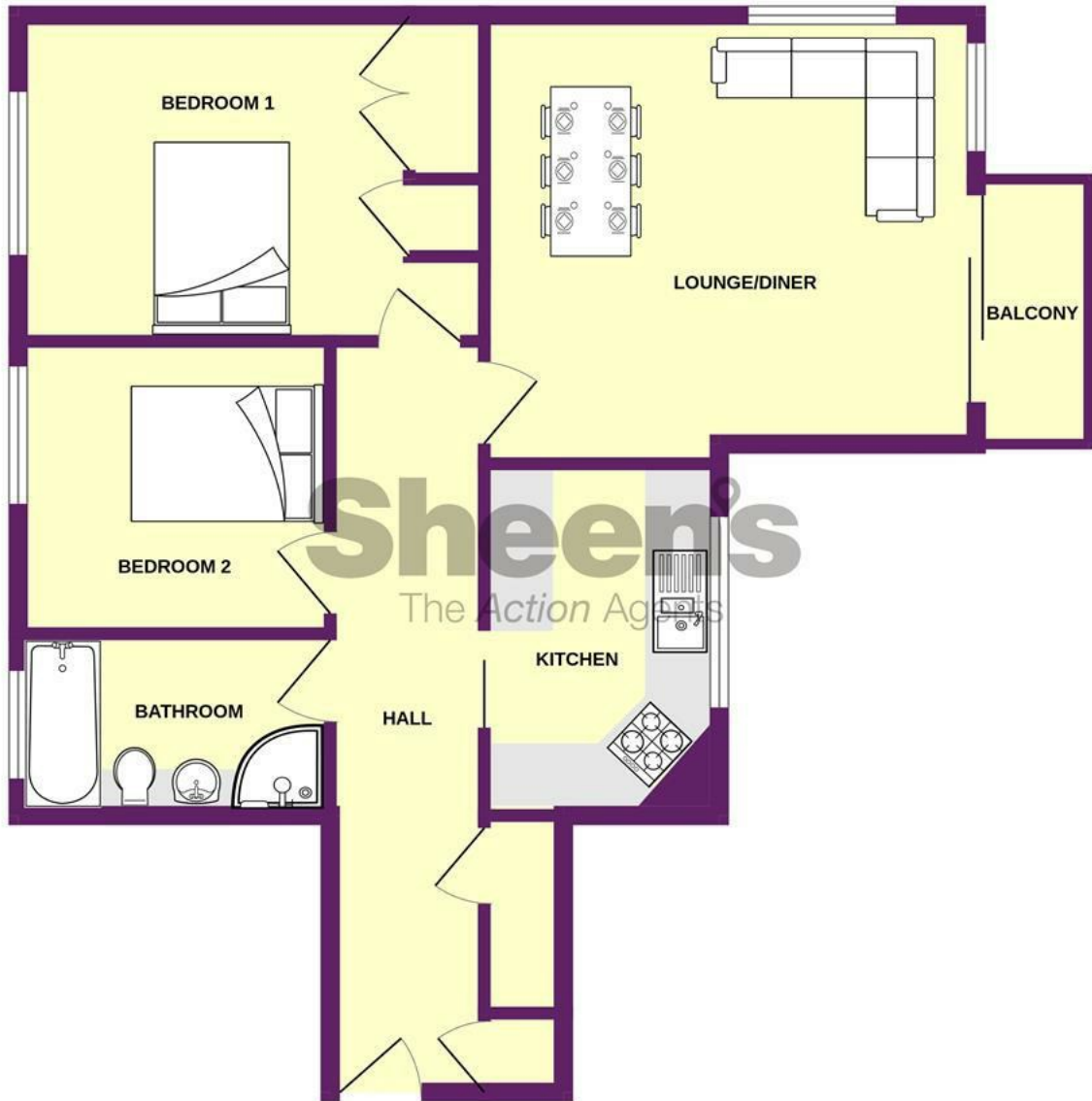
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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