



Regency Lodge, Elmden Court Clacton-On-Sea, CO15 3TY

Sheen's Estate Agents are pleased to offer this ONE BEDROOM FIRST FLOOR OVER 55'S RETIREMENT FLAT. This property is within quarter of a mile of local amenities in Great Clacton with Clacton's town centre, sea front and mainline railway station around one mile away. This property is being sold with NO ONWARD CHAIN. An early viewing is advised to appreciate the accommodation on offer.

- One Bedroom
- 16'6 x 11'0 Lounge
- 11'6 x 9'7 Bedroom
- 7'2 x 5'7 Kitchen
- Electric Heating (n/t)
- Communal Parking
- Over 55's
- No Onward Chain
- Council Tax Band A
- EPC Rating C



Price £55,000 Leasehold

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Accommodation Comprises

The accommodation comprises approximate room sizes:

COMMUNAL ENTRANCE HALLWAY

Stair flight and lift to all floors. First floor landing with private entrance door to Entrance Hallway.

ENTRANCE HALLWAY

Security intercom system. Large storage cupboard.

LOUNGE

16'6 x 11'

Storage heater. Double glazed window to rear. Access to Kitchen.



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KITCHEN

7'2 x 5'7

Fitted with a range of laminate fronted units. Laminated rolled edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit. Range of matching wall mounted units. Inset four ring electric hob with extractor hood above. Fridge and Freezer space. Tiled splash backs.



BEDROOM

11'6 x 9'7

Built in wardrobe. Storage heater. Double glazed window to rear.



BATHROOM

Fitted with a three piece suite. Comprises panel bath. Wash hand basin. Low level W.C. Extractor fan (not tested).



OUTSIDE

Communal garden & drying areas. Communal parking areas to the rear of building.



EH 01/25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax Band: A

Length of lease (years remaining): Property to be sold with a new 99 year lease

Annual ground rent amount (£n/a):

Ground rent review period (year/month):

Monthly service charge amount (£257.00)

Service charge review period (year/month): Every April

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

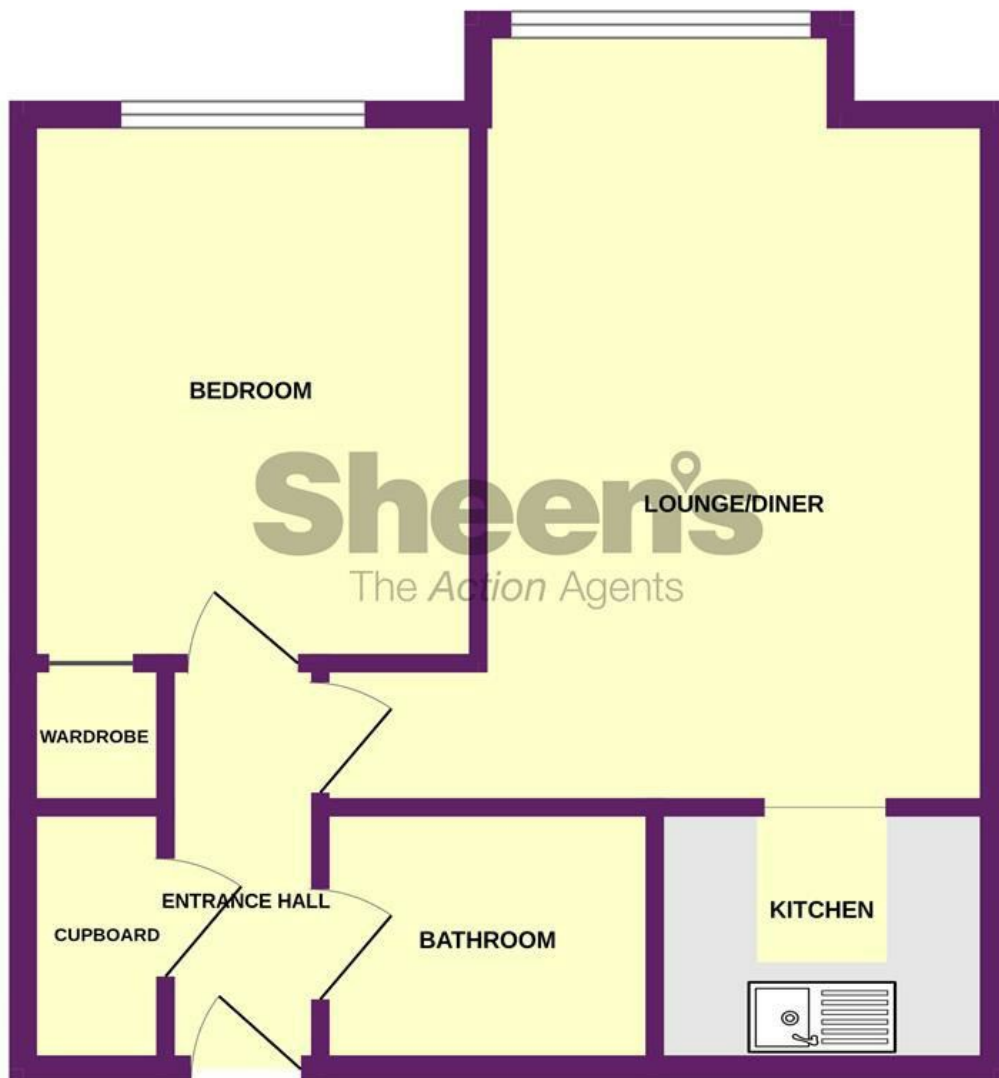
(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

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.

GROUND 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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