



Parklands Court, Saxmundham Way Clacton-On-Sea, CO16 7PQ

Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM FIRST FLOOR MAISONETTE. The maisonette benefits from being offered with NO ONWARD CHAIN and having off street parking. The maisonette is located approximately 1.25 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The maisonette is positioned within 1.3 miles of Clacton's Martello Bay beaches and seafront. An internal inspection is advised to appreciate the accommodation on offer.

- Bedroom 11'6 x 9'9
- Lounge 14'6 x 11'10
- Kitchen 14'6 x 7'10
- Four Piece Bathroom Suite
- Electric Heating (n/t)
- First Floor Flat
- Parking For Residents Only
- No Onward Chain
- Council Tax Band A
- EPC Rating TBC

Price £105,000 Leasehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

ENTRANCE HALL

Stair flight to first floor. Loft access. Door to:

KITCHEN

14'6 x 7'10

Fitted kitchen suite comprising: Granite effect rolled edge work surfaces with white wall mounted cabinets with a range of cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Inset oven. Inset hob with extractor hood above (all appliances not tested). Space and plumbing for washing machine. Space for fridge. Tiled splash backs. Single glazed window to side. Opening to:



LOUNGE

14'6 x 11'10

Electric radiator. Double glazed windows to rear.



BEDROOM

11'6 max x 9'9

Cupboard housing water tank (not tested). Built in cupboards.
Electric radiator. Double glazed window to front.



BATHROOM

8'4 x 6'8

Four piece suite comprising: Low level W.C. Pedestal wash hand sink basin. step in shower cubical with wall mounted electric shower above (not tested). Corner bath. Fullt tiled walls.



OUTSIDE

Communal parking for residents only.



Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band; A Payable 2026/2027 £1483.98 Per Annum

Length of lease (years remaining): 63 Annual ground rent amount (£): N/A Ground rent review period (year/month): N/A Annual service charge amount (£): 612 Service charge review period (year/month): Yearly

Any Additional Property Charges:

Services Connected:

(Gas): No (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: No

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.

AGENTS NOTE

The vendor has advised us that the freeholder is offering to renew the lease for £9,750.00 . Renewing the lease would add an extra 90 years to the current lease, totalling up to 153 years. The price the flat is listed for reflects this and does not include the lease extension.

JB 08/26

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.

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.

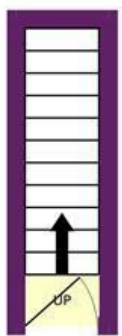
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
29 sq.ft. (2.7 sq.m.) approx.

FIRST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



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TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

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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