



## Boxted Avenue Clacton-On-Sea, CO16 7AE

### **\*\*CASH BUYERS ONLY\*\***

Located in the Essex coastal town of Clacton-on-Sea is this **TWO DOUBLE BEDROOM SECOND FLOOR FLAT** which is in need of some modernisation. Clacton's town centre, sea front and mainline railway station are all situated within one and a quarter miles. Offered with No Onward Chain, an early viewing is advised to appreciate the potential on offer.

- Two Double Bedrooms
- 19'4 x 10'8 Lounge/Diner
- 13'3 x 6'7 Kitchen
- Bathroom & Seperate W.C.
- Electric Heating (n/t)
- Fully Double Glazed
- Communal Parking and Gardens
- Modernisations Required
- No Onward Chain
- EPC Rating D & Council Tax A

**Price £85,000 Leasehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed communal entrance with security intercom system to:

### COMMUNAL ENTRANCE HALLWAY

Stair flight to all floors (please note there is no lift in the building). Private composite entrance door to:

### ENTRANCE HALLWAY

Walk in storage cupboard (9'8 x 3'9). Electric light storage heater (not tested). Loft access. Doors to:

### BEDROOM ONE

16'2 x 9'1

Double glazed window to rear.



### BEDROOM TWO

16'2 x 9'1 max

Built in airing cupboard. Double glazed window to rear.



### BATHROOM

Fitted with a two piece suite comprises panelled bath with mixer tap. Pedestal wash hand basin. Tiled splash backs. Double glazed window to front.



### SEPERATE W.C

Fitted with a white suite comprises a low level W.C. Double glazed window to front.



### LOUNGE

19'4 x 10'8

Electric light storage heater (not tested). Double glazed window to rear. Door to kitchen.



## KITCHEN

17'3 x 6'7

Fitted with a range of laminated fronted units with a metal trim comprises square edge work surfaces with cupboards and drawers below. Single drainer stainless steel sink unit. Cooker space. Space and plumbing for washing machine. Tall fridge freezer space. Tall larder cupboard. Tiled splash backs. Double glazed window to front.





## OUTSIDE

The property benefits from lawned communal front gardens with communal parking area to the rear.



## 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): 125 Annual ground rent amount (£): £10 Ground rent review period (year/month): Annual service charge amount (£): £461.08 inclusive of Buildings Insurance and ground Rent. Service charge review period (year/month): Yearly

Any Additional Property Charges: No

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: System Built Construction

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.

Property Construction: Please be aware the property is system built which could affect mortgage ability. Please check with your mortgage lender their criteria.

---

## JE 12/25

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

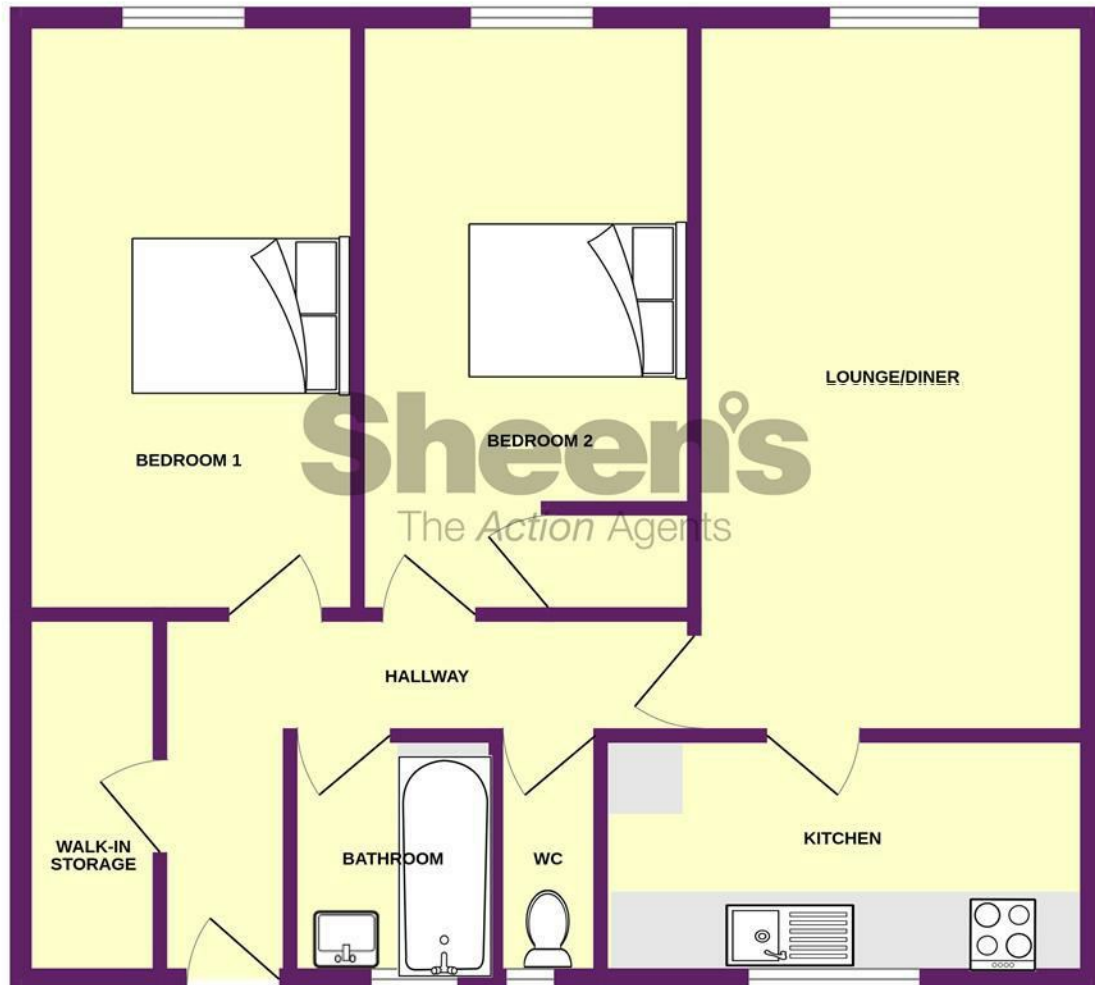
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes 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.  
Made with Metropix ©2025

## Selling properties... not promises

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

**Sheen's**  
The Action Agents