



## Olivers Court Clacton-On-Sea, CO15 3QX

Sheen's Estate Agents are pleased to offer for sale this beautifully presented TWO BEDROOM FIRST FLOOR FLAT for the over 55's. The property is situated within half a mile of Clacton-on-Sea's town centre, mainline railway station and seafront. The flat is on a shared ownership scheme with Eastlight Community Housing, with the purchase price being for 70% of the property (No Additional Rent on the 30% owned by Eastlight).

- Two Bedrooms
- 13'6" x 10'8" Lounge
- 12'5" Kitchen
- White Bathroom Suite
- Double Glazed Windows
- Electric Heating (n/t)
- Over 55's
- 70% Shared Ownership
- EPC Rating D
- Vendor Request - CASH BUYERS ONLY



**Price £94,000 Leasehold**



The accommodation comprises with approximate room sizes:

Communal entrance door to:

## COMMUNAL ENTRANCE HALLWAY

Stair flight to first floor. Leads to entrance door to:

## ENTRANCE HALLWAY

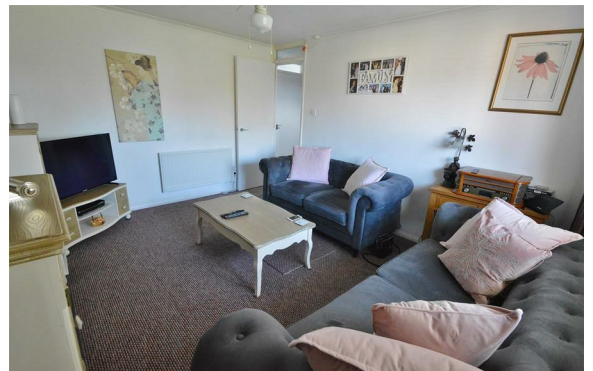
Loft access. Two storage cupboards. Further airing cupboard.  
Electric heater (n/t). Wood laminate flooring. Door to:



## LOUNGE

13'6" x 10'8"

Double glazed box bay window to front. Electric heater (n/t).



### KITCHEN

12'5" x 7'10"

Comprises laminated rolled edge work surfaces with inset single drainer sink unit. Selection of matching units at both eye and floor level. Inset four ring electric hob. Built in waist height oven and grill. All appliances not tested. Plumbing and space for automatic washing machine and fridge freezer. Tiled flooring. Double glazed window to rear.



### BEDROOM ONE

13' x 10'2"

Two double glazed windows to front. Electric heater (n/t).



## BEDROOM TWO

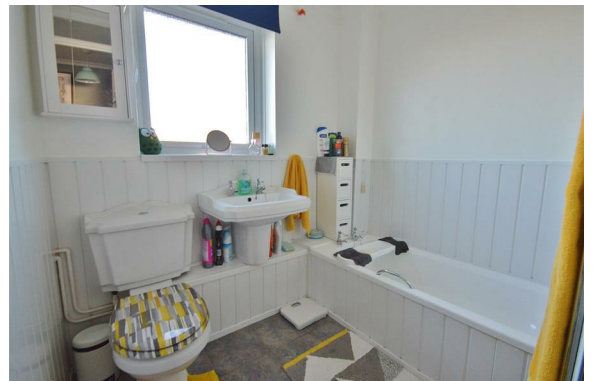
9'6" x 7'10"

Double glazed window to rear. Wall mounted electric heater (n/t).



## BATHROOM

Fitted with a modern white suite. Comprises low level W/C. Wall mounted hand wash basin. Paneled bath with wall mounted power shower (n/t). Heated towel rail. (n/t). Double glazed window to rear.



## OUTSIDE

Communal grounds being mainly laid to lawn. Communal parking to rear.



## BA 18/03

MONEY LAUNDERING REGULATIONS 2003 - 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.

## Lease Disclaimer

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

## AGENTS NOTE

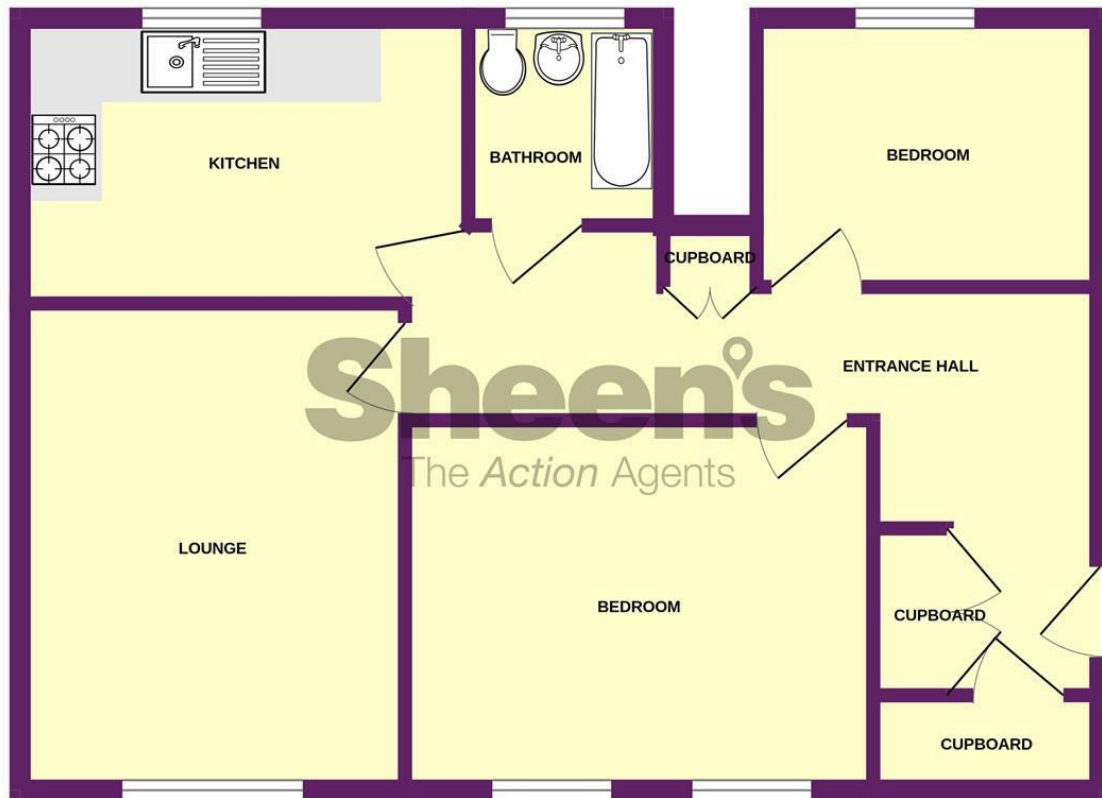
The current owner also informs us there is a communal washing room that can be used.

The flat is on a shared ownership scheme with Colne Housing, with the purchase price being for 70% of the property. There is no rent to pay Colne Housing for their 30% share.

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## FIRST 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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**Sheen's**  
The Action Agents