



Imperial Court, Marine Parade West Clacton-On-Sea, CO15 1LD

Affording stunning panoramic sea views is this spacious ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT located in the select Imperial Court along Marine Parade West. Imperial Court was built by McCarthy and Stone circa 2004 for the Over 60's and benefits impressive communal Lounge and Laundry facilities. Located along Clacton's sea front with its sandy beaches, the property is within just quarter of a mile of the town centre and recently regenerated Pier. An early viewing is advised to appreciate the good size accommodation, decor and views on offer from its Own Private Balcony.

- 15'9 max Bedroom
- 21'5 x 10'8 max Lounge/Diner
- 9' max Fitted Kitchen
- Private Balcony & Panoramic Sea Views
- Three Piece Shower Room
- Electric Heating (n/t)
- Fully Double Glazed
- Over 60's Retirement Apartment
- No Onward Chain
- EPC Rating B & Council Tax C



Price £125,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed double communal entrance door with security intercom system to;

COMMUNAL ENTRANCE HALL/LOUNGE

Open plan communal entrance hall and communal Lounge. Open access to corridors with stair and lifts access to all floors. Access to communal laundry facilities.



SECOND FLOOR COMMUNAL LANDING

Private wooden entrance door to;

ENTRANCE HALL

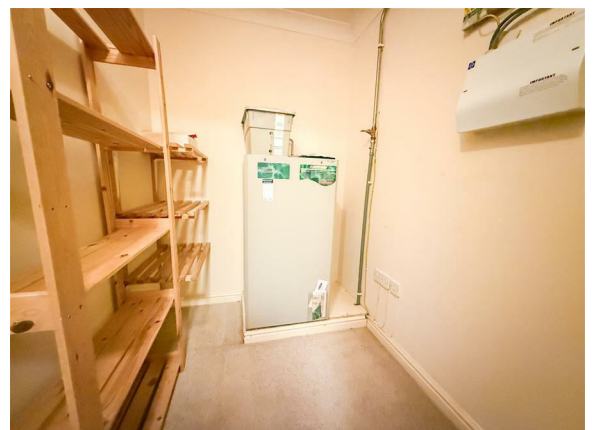
Walk-in storage and cupboard. Doors to;



WALK IN STORAGE CUPBOARD

6'2 x 5'1

Hot Water Tank (not tested).



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LOUNGE/DINER

21'2 max x 10'8 nar 6'8

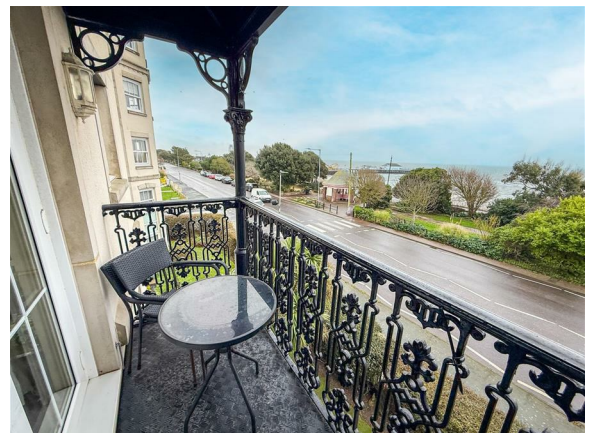
Electric storage heaters (not tested). Feature stone fireplace with inset electric fire (not tested). Internal part glazed double doors to Kitchen. Double glazed double doors to Balcony.



BALCONY

7'2 x 3'10

Enclosed by decorative iron railings with direct sea views.



KITCHEN

7'7 x 9' max nar 4'8

Fitted with a range of birch wood effect fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer tap. Tiled splash backs. Inset four ring electric hob with extractor hood above. Built in high level electric oven.(all appliances not tested). Space for under counter fridge and freezers. Double glazed window to front giving sea views across road.



VIEW FROM KITCHEN



BEDROOM

15' x 9 narrowing to 9' x 6'

Electric storage heater (not tested). Built in mirror fronted wardrobe. Double glazed window to front giving sea views across road.



VIEW FROM BEDROOM



SHOWER ROOM

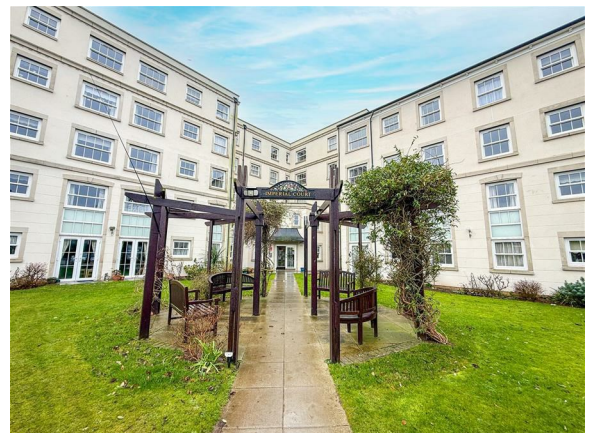
6'10 max x 5'10

Fitted with a three piece white suite. Comprises low level W.C. Double shower cubicle. Vanity wash hand basin with cupboards below. Electric heated towel rail (not tested), Fully tiled walls. Extractor hood (not tested).



OUTSIDE

The property benefits from rear communal garden and seating area with additional lawned front and side communal gardens enclosed by shrubs and metal railings. Communal parking bays to the rear of the block accessed via Alton Road.



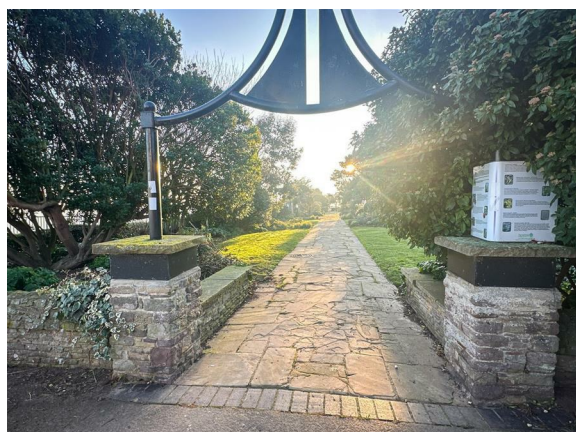
COMMUNAL LAUNDRY FACILITIES

Within the service charges, there is inclusive use of the Laundry Room facilities.



CLACTON SEA FRONT & PUBLIC GARDENS

Imperial Court is located directly opposite Clacton Sea Front & Memorial Gardens.



Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £1978.64 Per Annum

Length of lease (years remaining): Approx 103 Annual ground rent amount (£): £392 (£192.50 twice yearly)

Ground rent review period (year/month): Annual service charge amount (£):£2,603.58 (£1301.79 twice yearly)

Service charge review period (year/month):

Any Additional Property Charges: No

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (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: Over 60's Age Restriction.

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 (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

JE 0126

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

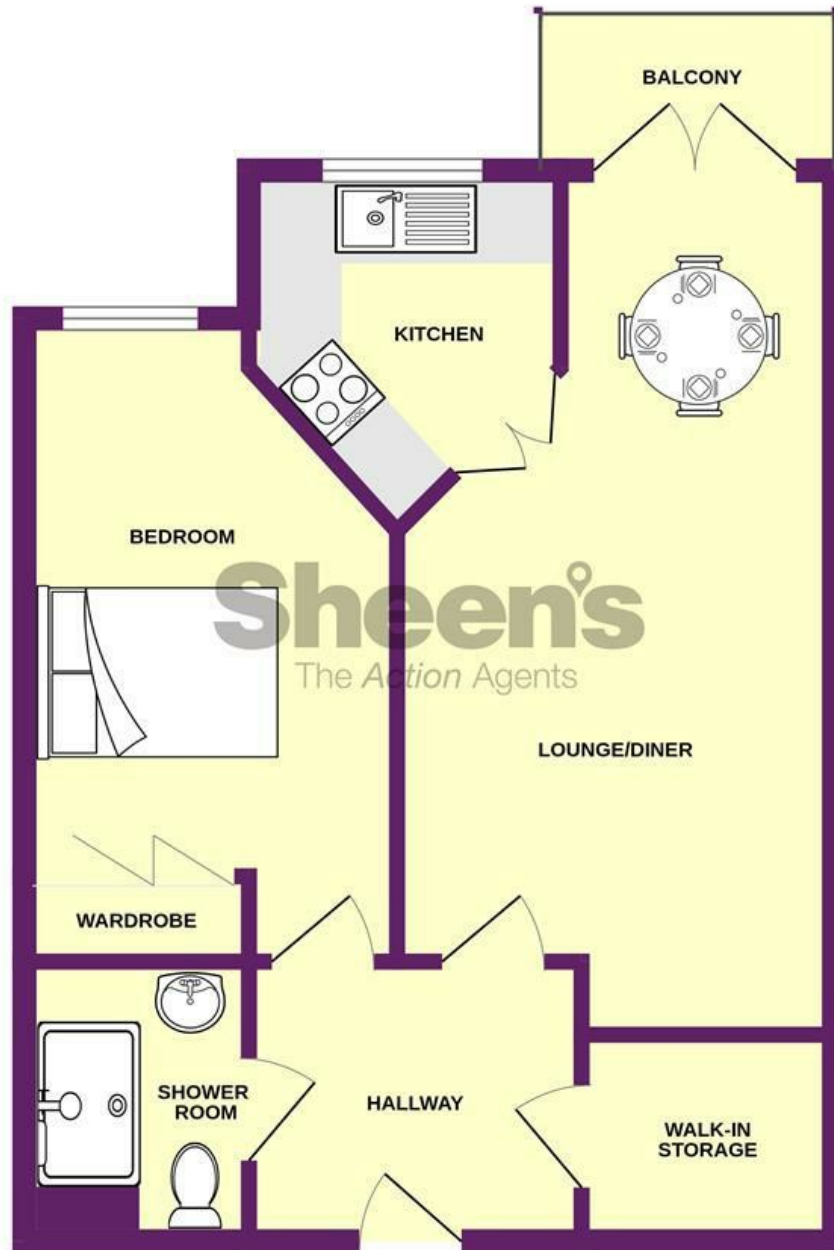
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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Sheen's
The Action Agents