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

Sheen's
The *Action* Agents

Empire Court, Warwick Road
Clacton-on-Sea, CO15 3DL

GUIDE PRICE £90,000 - £100,000 Sheen's Estate Agents are pleased to offer this TWO BEDROOM FIRST FLOOR MAISONETTE. This property is a leasehold property with 63 years remaining on the lease. Clacton's mainline railway station approximately quarter of a mile away. An early internal inspection is advised to appreciate the accommodation on offer.

- Two Bedroom
- 14'5 x 11'2 Lounge
- 10'2 x 7'9 Kitchen
- Electric Heating (n/t)
- First Floor Maisonette
- Communal Parking
- Council Tax Band A
- EPC Rating TBC

Price £90,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

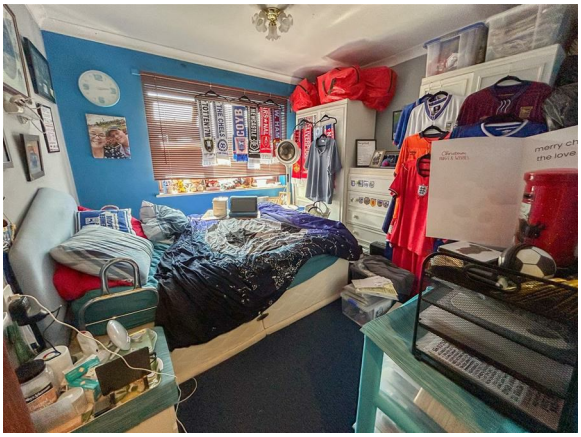
LANDING

Stair flight leading to first floor. Storage heater. Double glazed window to side.

BEDROOM ONE

10'4 x 10'1

Double glazed window to rear.



BEDROOM TWO

10'2 x 9'10

Double glazed window to rear.

KITCHEN

10'2 x 7'9

Fitted with a selection of wall mounted units. Rolled edge work surfaces with cupboards and drawers below. Comprising; Inset stainless steel sink unit. Space and plumbing for washing machine. Space for cooker with extractor hood above (not tested). Space for fridge/freezer. Double glazed window to rear.

LOUNGE

14'5 x 11'2

Storage heater. Double glazed window to rear and front.

WET ROOM

Low level W/C. Pedestal hand wash basin. Wall mounted shower attachment (not tested). Extractor fan (not tested).

OUTSIDE

Communal parking.

EH 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.

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): Annual ground rent amount (£100.00): Ground rent review period (year/month): Annual service charge amount (£650.00): Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:
(Gas): No
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note:

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.

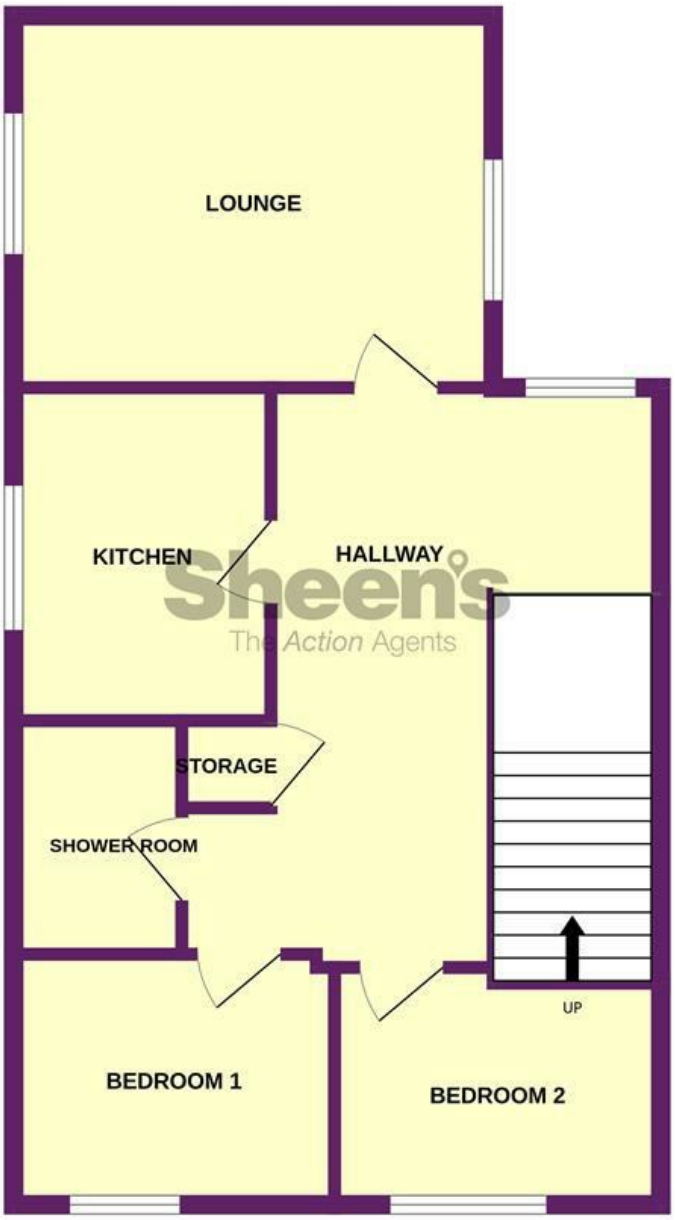
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

The Property Ombudsman SALES
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