

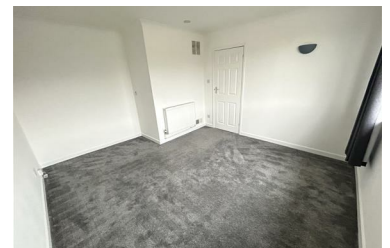


Flatford Drive Clacton-On-Sea, CO16 8BT

**** AVAILABLE AS VACANT POSSESSION
OR INVESTMENT OPPORTUNITY ****

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FIRST FLOOR MAISONETTE being sold with the option of a SITTING TENANT currently paying £850.00pcm, giving a 6.80% yield on the asking price. The property benefits from off-street parking and private rear garden. The accommodation is situated a quarter of a mile of Bockings Elm shopping facilities and approximately one and a quarter miles from Clacton's town centre, seafront and mainline railway station. An internal viewing is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 13'5 x 11'7 Lounge
- Kitchen
- Bathroom
- Gas Central Heating (n/t)
- Private Rear Garden
- Buy To Let Investment
- 6.80% Yield
- EPC Rating C
- Council Tax Band A



Price £149,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to

ENTRANCE HALLWAY

Stair flight to:

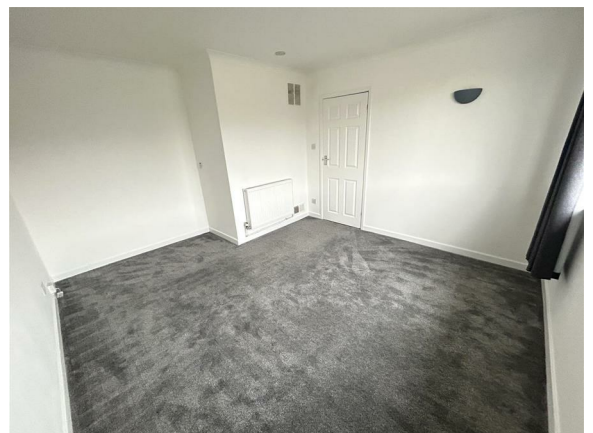
FIRST FLOOR LANDING

Two storage cupboards. Loft access. Radiator. Door to:

LOUNGE

13'5 x 11'7

Double glazed window to front. Radiator



KITCHEN

Cupboards and drawers at both eye and floor level, integrated oven and hob (not tested) with extractor above. space and plumbing facilities for washing machine, double glazed window to rear, part tiled walls.



BEDROOM ONE

11'11 x 9'11

Double glazed window to front. Storage cupboard. Radiator.



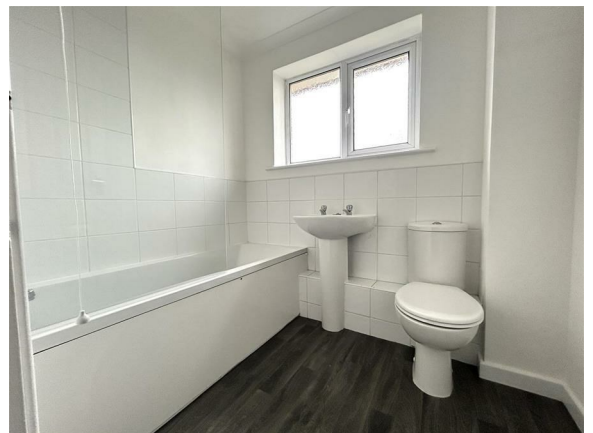
BEDROOM TWO

Double glazed window to rear. Radiator.



BATHROOM

Panelled enclosed bath with showerhead attachment, hand wash basin pedestal, low level W.C. Radiator. Double glazed window to rear, part tiled walls.



OUTSIDE

Allocated parking space



GARDEN

Enclosed by panelled fencing.



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): 89 Annual ground rent amount (£): £10.00 Ground rent review period (year/month): Annual service charge amount (£): N/A Service charge review period (year/month):

Any Additional Property Charges: £140 approx. pa for building insurance

Services Connected:

(Gas): Yes (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: N/A

BA 10/25

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.

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Selling properties... not promises

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Sheen's
The *Action* Agents

