



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

Affording stunning panoramic sea views is this spacious TWO DOUBLE BEDROOM THIRD 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.

- Two Double Bedrooms
- Panoramic Sea Front Views
- 18'7 Corner Bay Turret Lounge/Diner
- 9' x 5'7 Fitted Kitchen
- Three Piece Shower Room
- Communal Parking, Lounge & Laundry
- Over 60's Retirement Complex
- No Onward Chain
- Council Tax Band D
- EPC Rating B



Price £200,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

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

COMMUNAL ENTRANCE HALLWAY/LOUNGE

Open plan Communal Entrance Hall/Lounge. Open plan Communal Hall/Lounge Seating Area. Open access to corridors, lift and stair flight to all floors. Access to Communal Laundry Facilities.



THIRD FLOOR LANDING

Private entrance door to:

ENTRANCE HALLWAY

Built in storage cupboard. Built in airing cupboard. Doors to:



BEDROOM ONE

16' x 7'7"

Built in wardrobes. Electric night storage heater (not tested). Double glazed sash window to front with seafront views across road.



VIEWS FROM BEDROOM ONE



BEDROOM TWO

15'2 x 8'6

Electric night storage heater (not tested). Double glazed sash window to side with sea front views across road.



VIEWS FROM BEDROOM TWO



SHOWER ROOM

Fitted with a three piece white suite. Comprises independent shower cubicle. Low level W.C. Vanity wash hand basin with storage cabinets below. Low level W.C. Fully tiled walls. Extractor fan (not tested).



LOUNGE/DINER

18'7 x 14' plus turret bay

Electric night storage heater (not tested). Double glazed sash window to front with sea views across road. Feature Turret Bay with double glazed sash windows affording panoramic sea views. Feature stone fireplace with inset electric fire (not tested). Glazed double doors to Kitchen.



FEATURE TURRET BAY



VIEWS FROM TURRET BAY



KITCHEN

9' x 5'7

Fitted with a range of light wood effect laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset high level electric oven. Inset four ring electric hob with fitted extractor hood above (appliances not tested). Under counter fridge & freezer spaces. Tiled splash backs. Double glazed sash window to front with views over seafront.



VIEWS FROM KITCHEN



COMMUNAL LAUNDRY FACILITIES



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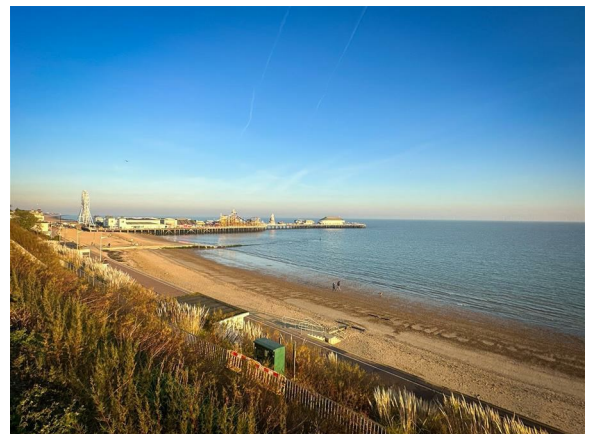
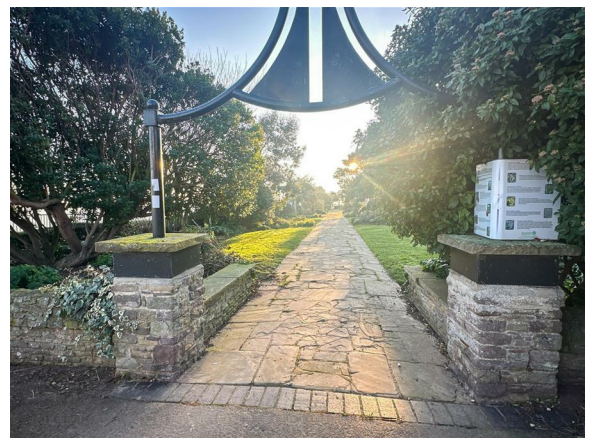
OUTSIDE

The property benefits from rear communal garden and seating areas. Communal parking bay to rear of the block accessed via Alton Road.



CLACTON SEA FRONT & GARDENS

Clacton sea front is located directly across the road along with the sea front garden areas.



Material Information (Leasehold Property)

Tenure: Leasehold

Length of lease (years remaining): Approx 105 years remaining

Annual ground rent amount (£): £500

Ground rent review period (year/month): TBC

Annual service charge amount (£): Approx £3900

Service charge review period (year/month): TBC

Council Tax Band: D

Any Additional Property Charges: No

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:


JE 0823

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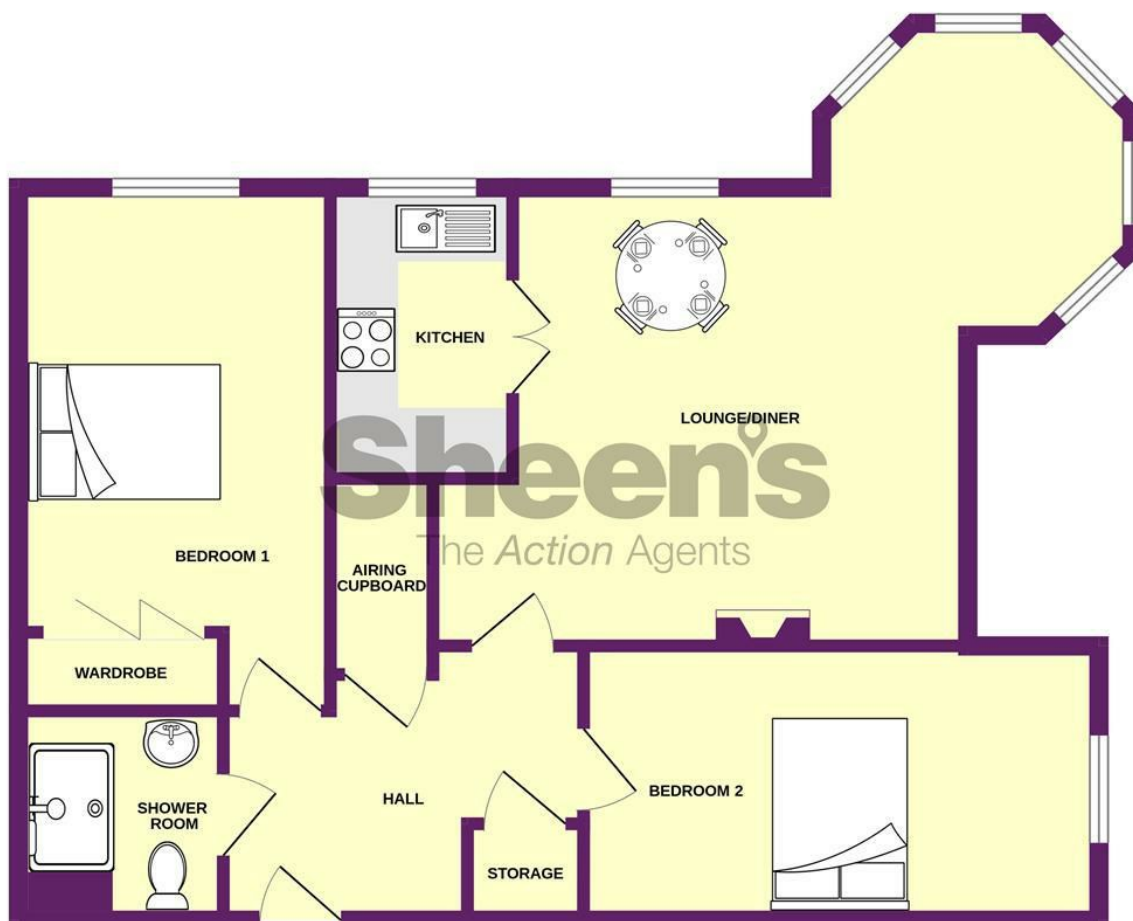
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Particular Disclaimer

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.



THIRD 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

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

Sheen's
The Action Agents