



## Linnets Great Clacton, CO15 4HL

Located on the popular 'Birds' development in Great Clacton is this ONE BEDROOM GROUND FLOOR FLAT. The property benefits from the remainder of a 999 year lease and has its own allocated garage in Block and brick built bike shed. Making an ideal first time purchase, an early internal inspection is advised to appreciate the accommodation on offer.

- 11'5 x 9'11 Bedroom
- 14'8 x 11'9 Lounge
- 11'9 x 8'9 Kitchen/Diner
- Three Piece Shower Room
- Electric Heating (n/t)
- Double Glazed Windows
- Allocated Garage & Bike Shed
- Communal Garden & Parking
- Viewing Advised
- EPC Rating D & Council Tax A



**Price £129,995 Leasehold - Share of Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes: Glazed wooden entrance door with communal entrance system to entrance hallway. Stair flight to all floors. Ground floor private wooden entrance door to:

#### ENTRANCE HALLWAY

Built in double storage cupboard. Built in airing cupboard. Wall mounted electric radiator (not tested). Doors to:



#### KITCHEN/DINER

11'9 x 8'4

Fitted with a range of wood effect laminate fronted units comprising wood panelled effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating part glass fronted display cabinets. Inset single drainer stainless steel sink unit with mixer tap. Cooker space with concealed extractor hood above (not tested). Space and plumbing for washing machine and tumble dryer. Tile splash backs. Built in larder cupboard. Double glazed window to front.



#### LOUNGE

14'8 x 11'9

Wall mounted electric panel heater. Double glazed window to rear.



## BEDROOM

9'11 x 11'5

Wall mounted electric panel heater. Double glazed window to rear.



## SHOWER ROOM

Fitted with a three piece modern white suite comprises a double shower cubicle. Low level W.C. Vanity hand wash basin with cupboards and drawers below. Tile splashbacks. Wood effect flooring. Wall mounted electric radiator (not tested). Double glazed window to front.



## OUTSIDE

The property benefits from having an allocated garage within the block with an up and over door. With an addition of a brick built storage cupboard. Communal garden areas which are mainly laid to lawn with communal bin areas.





## GARAGE IN BLOCK



## ALLOCATED BIKE SHED



## Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band A; Payable 2025/2026 £1424.94 Per Annum

Length of lease (years remaining): 962 Annual ground rent amount (£): Ground rent review period (year/month):  
Annual service charge amount (£): 1140.00 Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): (Electricity): Mains (Water): Mains (Sewerage Type): Mains (Telephone & Broadband):

Non-Standard Property Features To Note:

**JE 07/25**

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

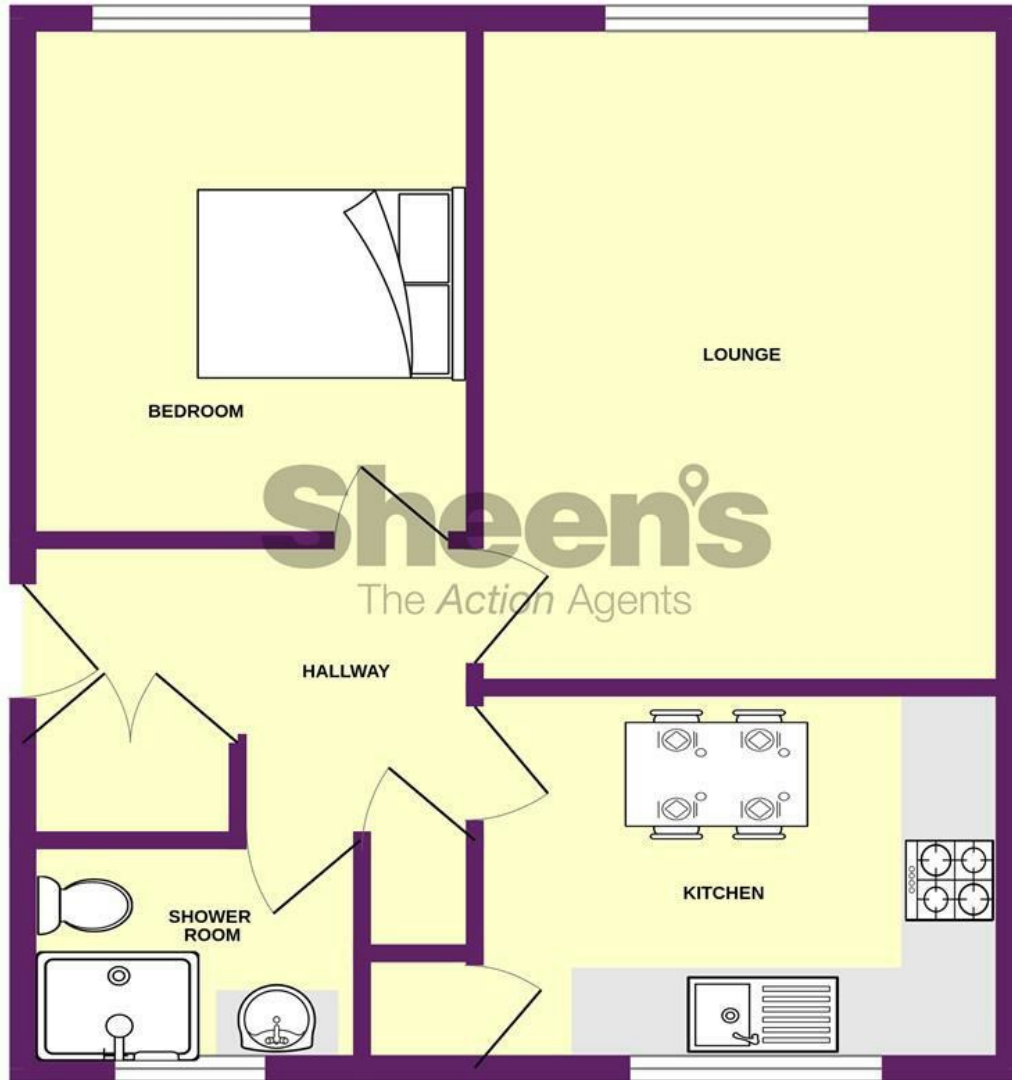
## Particular Disclaimer

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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



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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