110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents



Westcliff Court, Edith Road
Clacton-on-Sea, CO15 1LA

Sheens Estate Agents are pleased to offer This TWO BEDROOM SECOND FLOOR APARTMENT is located in a purpose built seafront complex for over 55's. The property is offered with no onward chain and Seafront Views. The accommodation also has a communal lounge and guest suite. An early viewing is strongly advised to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 17'2 x 9'6 Lounge
- 12'1 x 7'3 Kitchen
- Electric Heating (n/t)
- Over 55's
- Sea View
- No Onward Chain
- Council Tax Band D
- EPC Rating B







Price £95,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

17'2 x 9'6

Storage heater. Double glazed window to front.







KITCHEN

12'1 x 7'3

Fitted with a selection of wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Integrated cooker. Four ring electric hob. Space for fridge and Space for freezer. Doors to Entrance hall.







BEDROOM ONE

16'5 x 8'3

Storage heater. Double glazed window to front.







BEDROOM TWO

13' x 7'6

Electric heater. Double glazed window to front.





SHOWER ROOM

Low level W/C. Vanity hand wash basin with mixer tap. Walk in shower cubical with wall mounted shower attachment (not tested). Extractor fan.



OUTSIDE

Communal parking at rear of building.



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 ; Payable 2026/2027 £ Per Annum

Length of lease (years remaining): 91 Years Annual ground rent amount (£): Ground rent review period (year/month): Annual service charge amount (£3,000.00): 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.

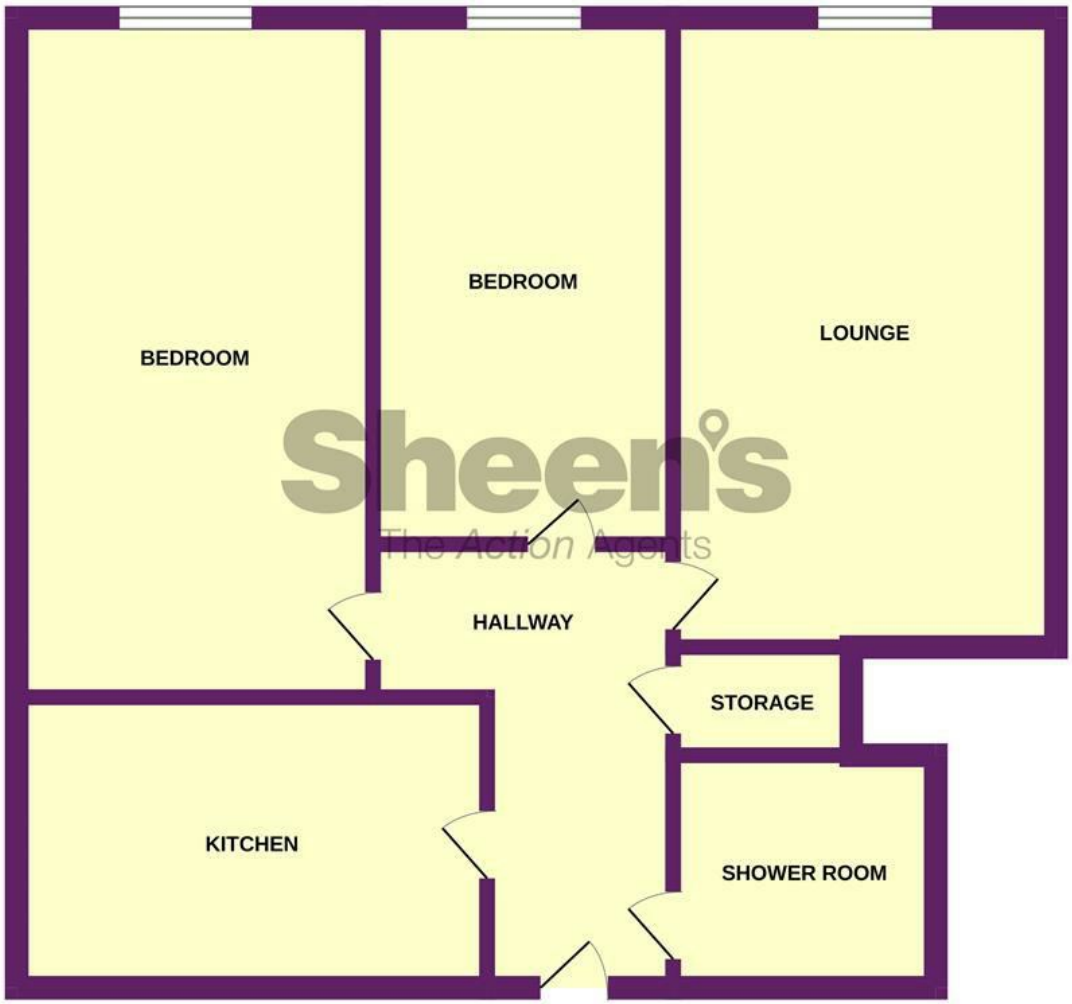
Draft Details

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
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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

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