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

Sheen's
The *Action* Agents



Aquiline House, Weymouth Close
Clacton-on-Sea, CO15 1XN

Located within 350 feet of Clacton's Martello Bay seafront, Sheens Estate Agents are pleased to offer for sale this GROUND FLOOR ONE BEDROOM FLAT. The flat benefits from being offered with NO ONWARD CHAIN and having off street parking. Clacton-on-Sea's town centre and mainline railway station is situated approximately 1 mile from the flat. An internal inspection is highly advised to appreciate the accommodation on offer.

- Bedroom 11' x 9'8
- Lounge 13' x 11'1
- Kitchen 9'2 x 6'8
- Electric Heating (n/t)
- Ground Floor Flat
- 97 Years Lease Years Remaining
- Parking For Residents Only
- No Onward Chain
- Council Tax Band B
- EPC Rating D







Price £120,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Door to:

COMMUNAL HALLWAY

Door to:

ENTRANCE HALL

Built in storage cupboard. Door to:

LOUNGE

13' x 11'1

Electric radiator. Double glazed window to rear. Opening to:





KITCHEN

9'2 x 6'8

Fitted kitchen suite comprising: Rolled edge white counter tops with white wall mounted cabinets and grey cupboards and drawers below. Inset oven. Inset hob with extractor hood above. Inset one and a half bowel drainer stainless steel sink unit with mixer tap (all appliances not tested). Space for dryer. Space and plumbing for washing machine. Space for fridge freezer. Tiled splash backs. Double glazed window to rear.





BEDROOM

11' x 9'8

Electric Radiator. Double glazed window to front.



BATHROOM

6'7 x 5'8

Three piece suite comprising: Low level W.C. Pedestal wash hand sink basin. Panel bath with shower attachment above (not tested). Fully tiled walls.



VIEWS



OUTSIDE

Communal parking for residents only.





Material Information (Leasehold Property)

Tenure: Leasehold
Council Tax: Tendring District Council; Council Tax Band; B Payable 2026/2027 £1731.31 Per Annum

Length of lease (years remaining): 97 Annual ground rent amount (£): 112.63 Ground rent review period (year/month): Yearly Annual service charge amount (£): 1,886.00 Service charge review period (year/month): Yearly
Any Additional Property Charges: No

Services Connected:
(Gas): No (Electricity): Yes (Water): Mains (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: No

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.

JB 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.

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
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.7 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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