

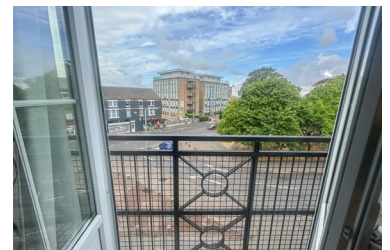


Coleman Court, Station Road Clacton-on-Sea, CO15 6PY

BEING SOLD WITH TENANT IN SITU

Sheen's Estate Agent's are pleased to offer this ONE BEDROOM SECOND FLOOR FLAT. This property is an Over 60's Retirement Complex with Communal Lounge areas. The property is positioned directly opposite Clacton's mainline railway station with its direct links to London Liverpool Street and within 600 metres of Clacton's recently regenerated beaches and sea front. The property is being sold with Tenant In Situ currently paying £750pcm.

- One Bedroom
- 19'10 x 10'8 Lounge
- 7'9 x 7'9 Kitchen
- Electric Heating (n/t)
- Juliet Balcony with Double Doors
- Communal Parking
- Over 60's Retirement Complex
- Close To Shop's
- Council Tax Band B
- EPC Rating B



Price £65,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance doors with security intercom system from rear car park and station road at front to;

COMMUNAL HALLWAY

Lift and stair flight to all floors. Open access to Communal Lounge & Communal Laundry.



ENTRANCE HALLWAY



LOUNGE

19'10 x 10'8

Juliette balcony. Storage heaters. Open access to Kitchen.



KITCHEN

7'9 x 7'9

Fitted with a range of wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit. Integrated electric cooker. Four ring electric hob (not tested). Space for under counter fridge and under counter freezer. Double glazed window to front.



BEDROOM

15'9 x 9'2

Built in wardrobes. Storage heaters. Double glazed window to front.



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BATHROOM

Low level W/C. Vanity hand wash basin with mixer tap. Panelled bath with wall mounted shower attachment.



OUTSIDE

Communal Parking.



STATION GREENSWARD OPPOSITE

The property is positioned opposite the greensward adjacent to the railway station.



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 - B ; Payable 2026/2027 £1731.31 Per Annum

Length of lease (years remaining): 97 Years Annual ground rent amount (£680.00): Ground rent review period (year/month): Annual service charge amount (£3600.00): Service charge review period (year/month): TBC

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

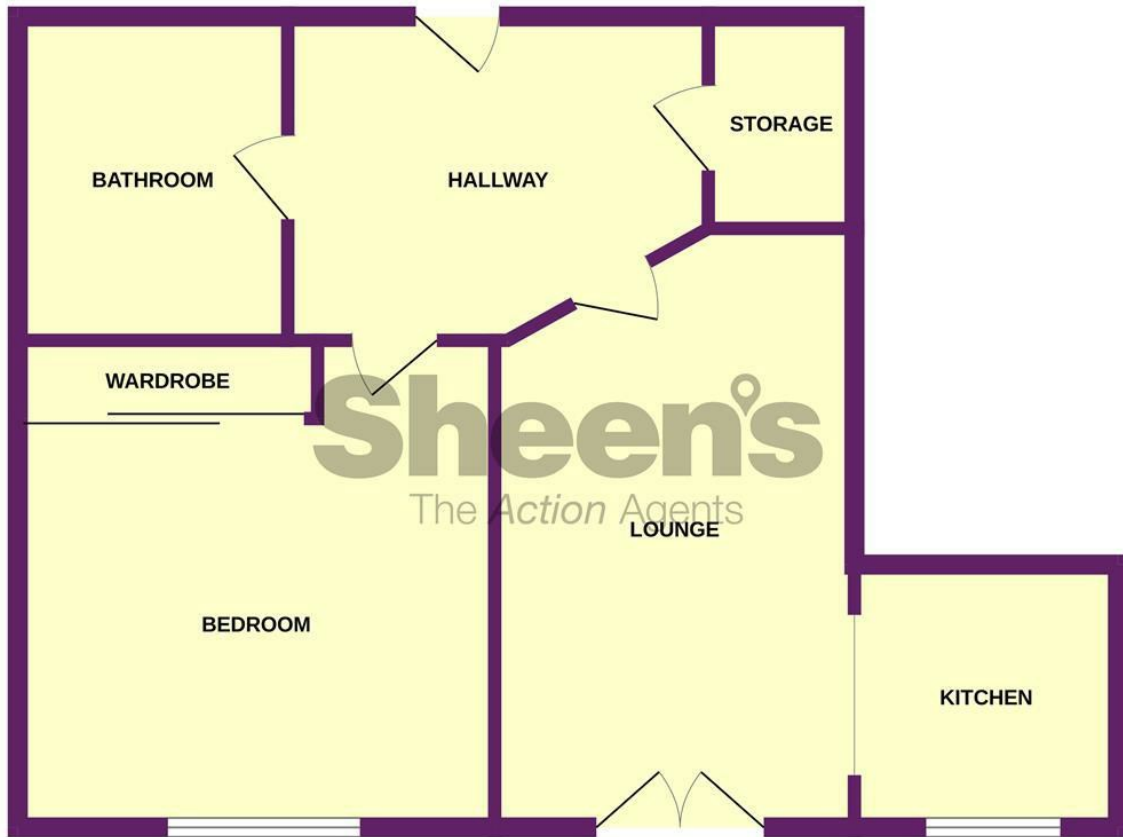
Particular Disclaimer

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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.



SECOND 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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Sheen's
The Action Agents