



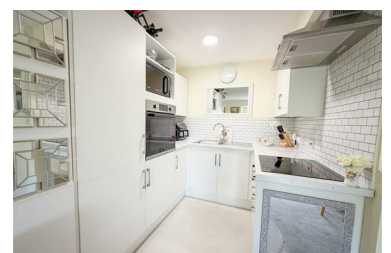
Regency Lodge, Elmden Court Clacton-on-Sea, CO15 3TY

This well-presented purpose built ONE BEDROOM SECOND FLOOR retirement apartment is exclusively available to residents aged 55 and over and is situated in the popular Essex coastal town of Clacton-on-Sea.

Conveniently located within a quarter of a mile of the local amenities in Great Clacton, the property also benefits from being approximately one mile from Clacton's town centre, seafront, and mainline railway station.

Offering attractive décor and comfortable accommodation throughout, this apartment is ideal for those seeking independent retirement living in a convenient location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

- 11'6 x 9'7 Bedroom
- 16'7 max. Lounge/Diner
- Modern Fitted Kitchen
- Modern Shower Room
- Electric Heating (n/t)
- Communal Parking
- Over 55's Complex
- Viewing Advised
- Council Tax A
- EPC Rating D



Price £63,000 Leasehold

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Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed communal entrance door with security intercom system to:

COMMUNAL ENTRANCE HALLWAY

Stair flight and lift to all floors. First floor landing with private entrance door to Entrance Hallway. (Please note new carpets are due to be fitted by the managing agents in 2026).



COMMUNAL LIFT TO ALL FLOORS



ENTRANCE HALLWAY

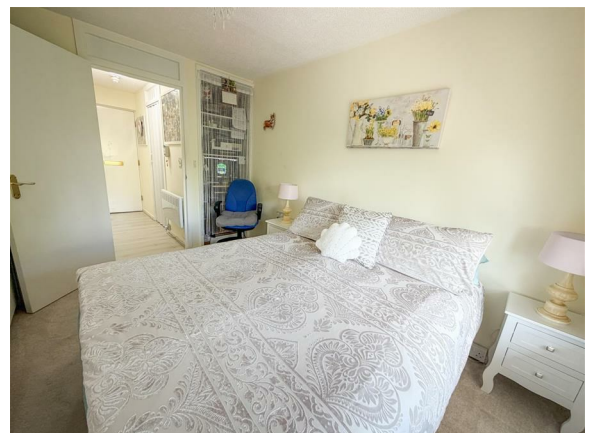
Built in storage cupboard with space for Fridge/Freezer. Wood effect flooring. Wall mounted electric heater (not tested). Doors to:



BEDROOM

11'6 x 9'7

Built in storage cupboard. Double glazed window to rear.



VIEWS FROM BEDROOM



SHOWER ROOM

Fitted with a modern three piece white suite. Comprises independent shower cubicle. Low level W.C. Vanity wash hand basin with cupboards below. Fully tiled walls. Tiled flooring. Extractor fan (not tested). Electric wall mounted electric towel rail (not tested). Loft access.



LOUNGE/DINER

16'7 into bay x 11'

Double glazed window to rear. Open access to Kitchen.



VIEWS FROM LOUNGE



ALTERNATE VIEW OF LOUNGE/DINER

KITCHEN

7'1 x 5'6

Fitted with a modern fitted kitchen. Comprises matte white laminate fronted units. Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Tall larder cupboard. Inset single drainer stainless steel sink unit with mixer taps. Inset four ring ceramic electric hob with stainless steel extractor hood above. Inset high level electric oven (not tested). White brickette style splash backs.



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OUTSIDE -

The property benefits from Communal Gardens & drying areas. Communal Parking area to the rear of the building.



COMMUNAL LAUNDRY



COMMUNAL GUEST SUITE

Regency Lodge benefits from a communal guest suite which we understand can be booked for around £15 per night (Subject to availability)



GREENSWARD/PLAYING FIELD OPPOSITE REGENCY LODGE



Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: A

Length of lease (years remaining): The lease will be surrendered with a new 99 year lease being issued. Annual ground rent amount (£): Zero (peppercorn) Ground rent review period (year/month): N/A Annual service charge amount (£): £3,041.28 Service charge review period (year/month): TBC

Any Additional Property Charges: No

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: Over 55's Property. Careline system. House Manager located in the building Monday - Friday 9am-12pm.

Vendors Note: Please note recent refurbishments the vendors have undertaken include - Removal of cold water tank and immersion heater. Electric shower and small on demand water heater have been installed. Replacement toilet, shower cubicle, wall boards, bathroom extractor fan, towel radiator and bathroom cabinet. Old Storage heaters have been removed and replaced with electric panel heaters. Updated light fittings throughout. Updated consumer unit. Updated kitchen electrics and lights in lounge. Majority of sockets have been replaced in Lounge & Kitchen, The kitchen and Lounge have been opened up so is now open plan. Kitchen Updated with replacement white goods. Updated flooring throughout. Replacement internal doors.

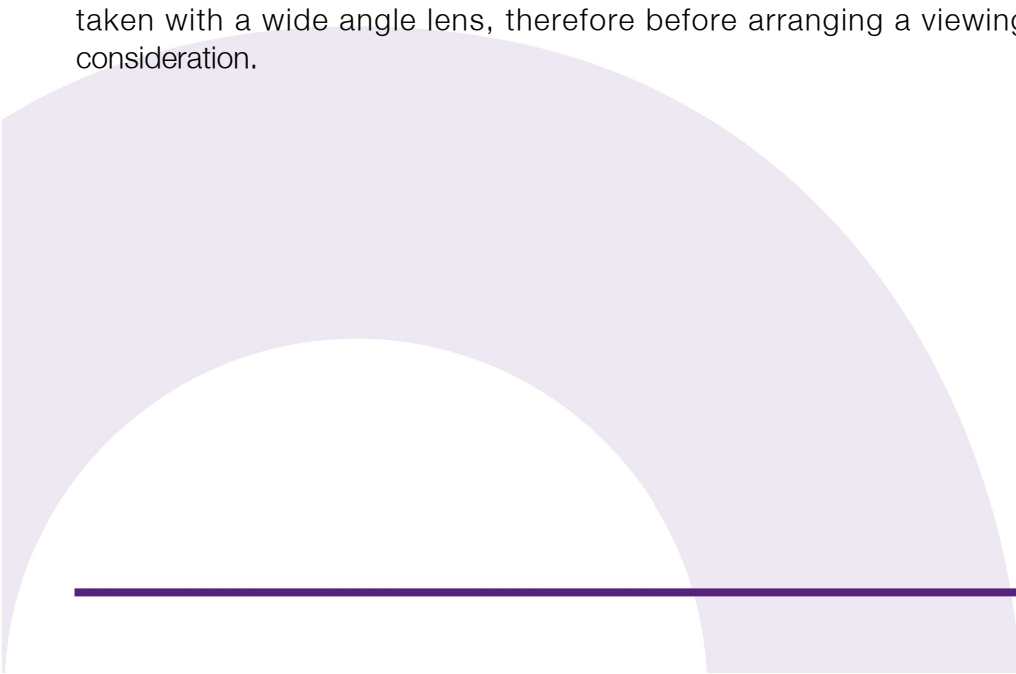
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

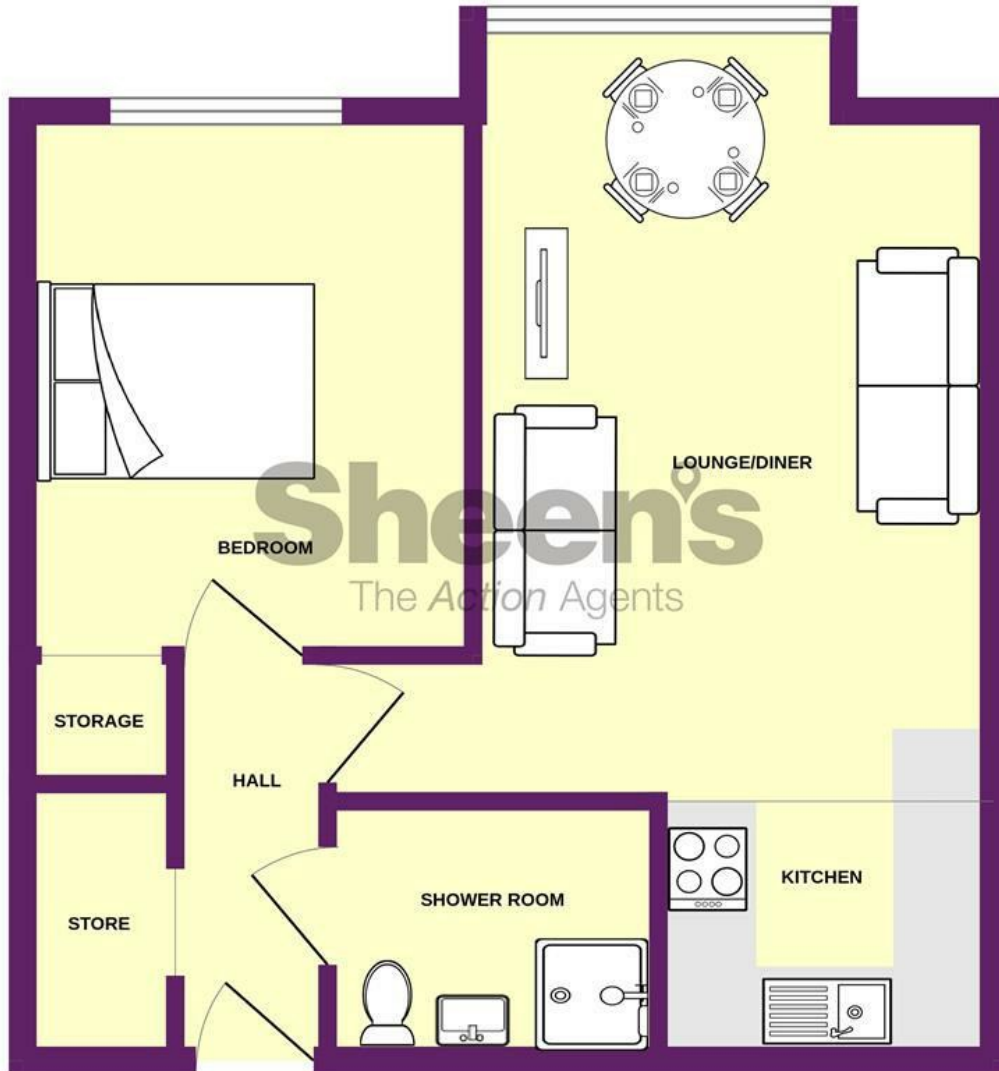
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.



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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