



## Uplands Road Clacton-On-Sea, CO15 1BD

Located on the popular Royals development. Sheen's are pleased to offer for sale this TWO BEDROOM FIRST FLOOR FLAT. The property is conveniently located three quarters of a mile of Clacton-on-Sea's town centre, mainline railway station, with the seafront located approximately 500 metres away.

- Two Bedrooms
- 15' Lounge
- 11'8 Kitchen
- White Bathroom Suite
- Double Glazed Windows
- Gas Central Heated
- Balcony
- Communal Parking & Gardens
- Council Tax Band B
- EPC Rating C

**Price £165,000 Leasehold**





### Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door with security intercom system to communal entrance hallway.

### COMMUNAL ENTRANCE HALLWAY

Personal storage cupboard. Stairflight to first floor.

### FIRST FLOOR

Entrance door to entrance hallway.

### ENTRANCE HALLWAY

Two storage cupboards. Radiator. Doors to:

### LOUNG/ DINER

15' x 12'8

Radiator. Double glazed window to side. Double glazed window to front. Double glazed sliding doors giving access to balcony.



### KITCHEN

11'8 x 6'10

Comprises laminated rolled edge work surfaces with inset single drainer sink unit. Inset four ring gas hob with oven under. (All appliances not tested). Plumbing and space for washing machine and fridge freezer. Selection of matching shaker style units at both eye and floor level. Boiler concealed in cupboard (not tested). Double glazed window to front.



### BEDROOM ONE

14'6 x 9'7

Double glazed window to rear. Radiator.



## BEDROOM TWO

9'7 x 9'1

Double glazed window to rear. Radiator.



## BATHROOM

Modern white suite comprising low level W.C. Pedestal hand wash basin. Panelled bath with shower attachment. Fully tiled walls. Heated towel rail. Double glazed window to rear.



## OUTSIDE

The property has the benefit of communal gardens and communal parking area.

## Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2025/2026 £1662.43 Per Annum

Length of lease (years remaining): 999 Original term from 1966 - 940 years remaining. Annual ground rent amount (£): 30 Ground rent review period (year/month): Annual service charge amount (£): 2126.00 (Includes payments to a sinking fund) Service charge review period (year/month):

Any Additional Property Charges: Building Insurance £328 2025/2026

Services Connected:

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

Non-Standard Property Features To Note:

## LE 09/25

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

---

---

## Uplands Road, Clacton-On-Sea, CO15 1BD

---

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.  
Made with Metropix ©2025

## Selling properties... not promises

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

**Sheen's**  
The Action Agents