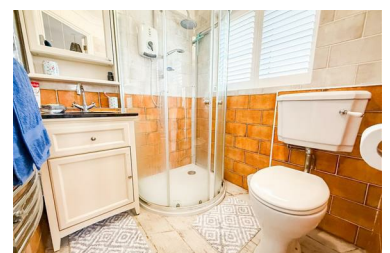




## Spinnaker Close Clacton-On-Sea, CO15 1AY

Located on the sought after Martello Bay development in the Essex coastal town of Clacton-on-Sea is this beautifully presented TWO BEDROOM RETIREMENT BUNGALOW for the Over 55's. Situated around 150 metres from the award winning Martello Beach, the property is also located around one mile from Clacton's town centre and mainline railway station. Offered with No Onward Chain an early inspection is strongly advised to appreciate the immaculate decor and presentation on offer.

- Two Bedrooms
- 14'6 x 10'8 Lounge
- 7'9 Modern Fitted Kitchen
- Modern Shower Room
- Electric Heating (n/t)
- Private Patio Area
- 150 Metres To Martello Bay Beach
- Move In Ready
- No Onward Chain
- EPC Rating D & Council Tax B



**Price £165,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to

### ENTRANCE HALLWAY

Built in storage cupboard. Wall mounted electric heater (not tested). Dado rail. Doors to;



## LOUNGE

14'6 x 10'8 max

Feature fire surround. Dado rail. Double glazed sliding patio doors leading to private patio area.



## KITCHEN

7'9 x 6'5

Fitted with a modern kitchen comprises; White gloss fronted units comprising; White ceramic granite effect square edge work surfaces with cupboards and drawers below. Inset single drainer stainless sink unit with mixer tap. Range of matching wall mounted units. Integrated tall fridge freezer. Integrated washing machine. Inset twin electric ceramic hob with extractor hood above. Inset high level electric oven. All appliances not tested. Kickboard heater (not tested). Wood effect flooring. Tiled splash backs. Double glazed window to rear.



## BEDROOM ONE

11'9 x 8'5

Mirror fronted sliding door wardrobes. Shutter-blinds. Double glazed window to front.



## BEDROOM TWO

8'10 x 8'5

Wall mounted electric heater (not tested). Shutter-blind. Double glazed window to front.



## SHOWER ROOM

Fitted with a modern three piece white suite comprising; Corner shower cubicle with wall mounted electric shower (not tested), Low level W.C. Feature vanity unit with granite surface and inset circular sink unit with mixer tap and cupboards and drawers below. Decorative tiled walls. Wood effect flooring. Chrome effect heated towel rail (not tested). Shutter-blind. Double glazed window to side.



## OUTSIDE

The property benefits from a private patio area from the patio doors which opens onto communal lawned garden with array of shrubs and trees. Communal parking spaces around the development.



## MARTELLO BAY BEACH

Martello Bays award winning beach and sea front is located just 150 metres away.



## JE 0125

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.

## Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B

Length of lease (years remaining): 76 Annual ground rent amount (£): £100 per annum Ground rent review period (year/month): TBC Annual service charge amount (£): £2902.08 per annum (£241.84 per month) Service charge review period (year/month): TBC

Any Additional Property Charges: No

Services Connected:

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

Non-Standard Property Features To Note: Over 55's Retirement Complex

## Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

## 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.

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## 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.  
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## Selling properties... not promises

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**Sheen's**  
The Action Agents