



Imperial Court, Marine Parade West Clacton-On-Sea, CO15 1LD

***BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. STARTING BID £30,000 ***

A chance to acquire this ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT located in the select Imperial Court along Marine Parade West with views to the rear of the building over the communal gardens and car park. Imperial Court was built by McCarthy and Stone circa 2004 for the Over 60's and benefits impressive communal Lounge and Laundry facilities. Located along Clacton's sea front with its sandy beaches, the property is within just quarter of a mile of the town centre and recently regenerated Pier. An early viewing is advised to appreciate the good size accommodation and decor on offer.

- 12'3 max Bedroom
- 17'2 x 16' max Lounge/Diner
- 8'11 Fitted Kitchen
- Three Piece Shower Room
- Electric Heating (n/t)
- Fully Double Glazed
- Over 60's Retirement Apartment
- No Onward Chain
- Viewing Advised
- EPC Rating B & Council Tax B



By Auction £30,000 Leasehold

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Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed double communal entrance door with security intercom system to;

COMMUNAL ENTRANCE HALL/LOUNGE

Open plan communal entrance hall and communal Lounge. Open access to corridors with stair and lifts access to all floors. Access to communal laundry facilities.



SECOND FLOOR COMMUNAL LANDING

Private wooden entrance door to;

ENTRANCE HALL

Built in cupboard. Doors to;



LOUNGE/DINER

17'2 x 16' nar to 10'

Electric storage heater (not tested). Internal part glazed double doors to Kitchen. Double glazed sash window to rear with views over communal gardens and car park.



KITCHEN

8'11 x 5'8

Fitted with a range of birch wood effect fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit. Tiled splash backs. Inset four ring electric hob with extractor hood above. Built in high level electric oven (all appliances not tested). Space for under counter fridge and freezers. Double glazed sash window to rear with views over communal gardens and car park.



VIEW FROM KITCHEN



BEDROOM

12'3 max x 8'9

Electric storage heater (not tested). Built in mirror fronted wardrobes. Double glazed sash window to rear with views over communal gardens and car park.



SHOWER ROOM

6'10 max x 5'10

Fitted with a three piece white suite. Comprises low level W.C. Double shower cubicle. Vanity wash hand basin with cupboards below. Electric heated towel rail (not tested), Fully tiled walls. Extractor fan (not tested). Built in airing cupboard.



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OUTSIDE

The property benefits from rear communal garden and seating area with additional lawned front and side communal gardens enclosed by shrubs and metal railings. Communal parking bays to the rear of the block accessed via Alton Road.



COMMUNAL LAUNDRY FACILITIES

Within the service charges, there is inclusive use of the Laundry Room facilities.



CLACTON SEA FRONT & PUBLIC GARDENS

Imperial Court is located directly opposite Clacton Sea Front & Memorial Gardens.



AUCTIONEERS ADDITIONAL COMMENTS

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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): Approx 103 Annual ground rent amount (£): £392 (£192.50 twice yearly)

Ground rent review period (year/month): Annual service charge amount (£):£2,603.58 (£1301.79 twice yearly)

Service charge review period (year/month):

Any Additional Property Charges: No

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (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: Over 60's Age Restriction.

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.

Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

RS 0526

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.

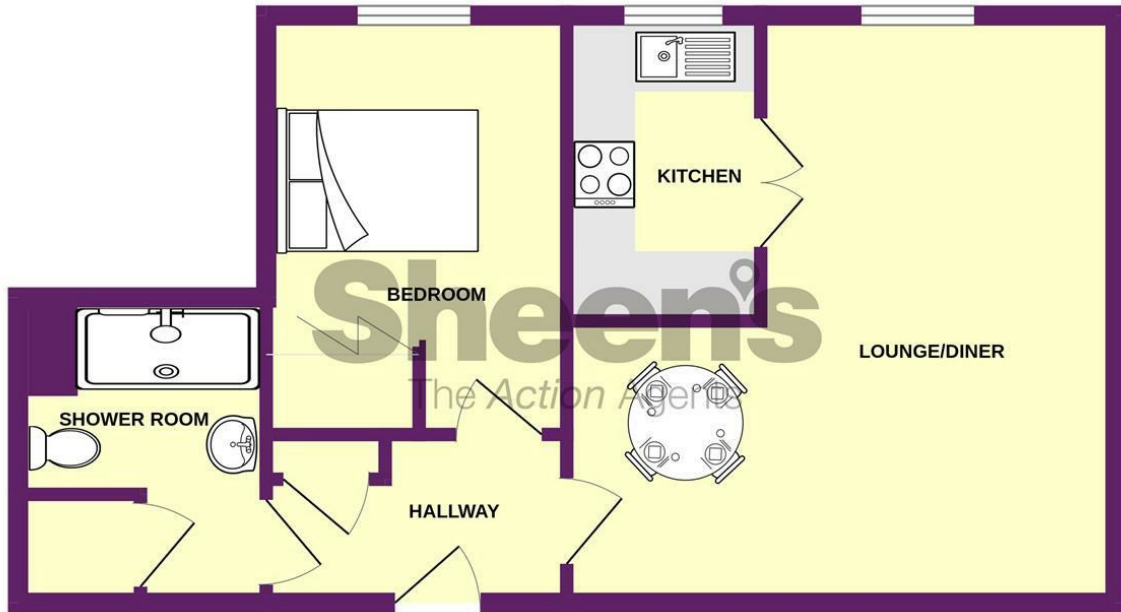
Particular Disclaimer

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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