



## Kingsman Court, Carnarvon Road Clacton-On-Sea, CO15 6EE

Situated a short walk from Clacton-on-Sea's Sea Front. Sheen's Estate Agents are pleased to offer for sale this one bedroom, first floor, Over 60's retirement apartment. The complex benefits from communal lounges, guest room and landscaped communal gardens. In the valuers opinion is offered in excellent decorative order.

- One Bedroom
- 20ft Lounge/Diner
- 7'10 Kitchen
- Juliette Balcony
- Wet Room
- Under Floor Heating
- Communal Lounges And Laundry Rooms
- Communal Gardens
- Council Tax Band B
- EPC Rating C



**Offers In Excess Of £80,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes: Security intercom system given access to communal hallway.

## COMMUNAL HALLWAY

Access to communal lounges and kitchen . Along with laundry room and guest suite. Lift and stair flight to all floors.

## FIRST FLOOR

Private entrance door to;

## ENTRANCE HALLWAY

Airing cupboard. Doors to;

## LOUNGE/DINER

20' x 10'7

Double glazed doors to Juliette balcony. Door to:





## BALCONY



## KITCHEN

7'10 x 7'

Comprises laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with extractor hood over. Built in ----- oven. Integrated fridge/freezer (all appliances not tested). Selection of matching wood grain effect units at eye and floor level. Double glazed window to rear.



## BEDROOM

12'10 x 8'10 max

Double glazed window to side. Walk in wardrobe with lighting.



## WET ROOM

Modern suite comprising of low level W.C. Vanity hand wash basin with cupboards under. Shower area with shower units over. Heated towel rail. Fully tiled walls and floor.



## OUTSIDE

Communal gardens including covered seating area. Dedicated sheltered area for the charging of mobility scooters.



### Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: D

Length of lease (years remaining): 115 Annual ground rent amount (£): 425 Ground rent review period (year/month): Annual service charge amount (£): 3444 Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### LE 0625

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](http://www.sheens.co.uk).

### Particular Disclaimer

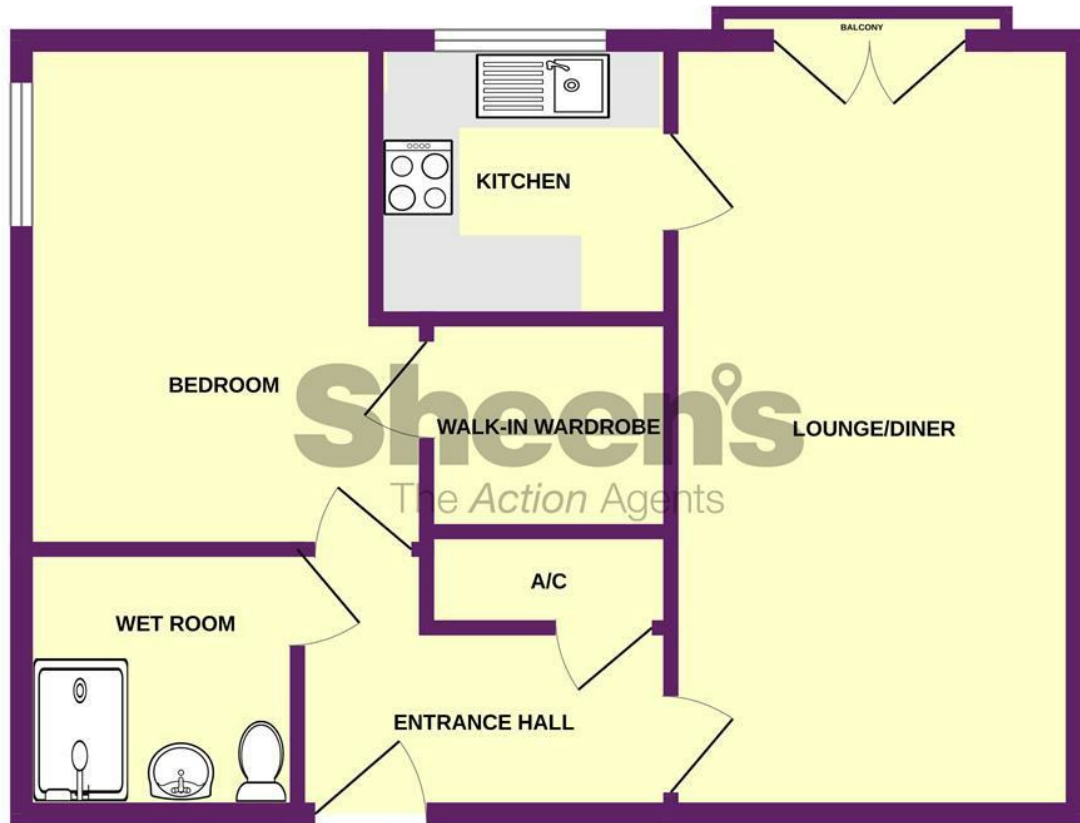
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### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



## 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

