110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents



# Knightsbridge Court,
## East Clacton, CO15 6JB

Offering panoramic views of East Clacton's regenerated beaches and sea front is this TWO BEDROOM THIRD FLOOR APARTMENT with front facing Private Balcony, En-Suite Shower Room and private allocated Parking. The property is presented in excellent decorative order throughout and an early internal inspection is strongly advised to appreciate the accommodation and sea front views on offer.

- Two Bedrooms
- En-Suite Shower Room
- Modern Family Bathroom
- 12'6 x 9'2 Modern Fitted Kitchen
- 16'7 max x 15'11 Lounge/Diner
- Private Front Facing Balcony
- Panoramic Sea Front Views
- Allocated Parking Space
- No Onward Chain
- EPC Rating D







## Offers In The Region Of £195,000 Leasehold

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed communal entrance door with security intercom system to:



## COMMUNAL ENTRANCE HALLWAY

Lift and stair flight to all floors. Private wooden entrance door to:





## ENTRANCE HALLWAY

Built in airing cupboard. Wall mounted electric heater (not tested). Wood effect flooring. Additional built in storage cupboard. Loft access. Doors to:



## LOUNGE/DINER

16'7 max x 15'11 max

Wood effect flooring. Wall mounted electric night storage heater (not tested). Double glazed windows to sides and front with panoramic sea front views. Double glazed door leading to front facing Balcony.





## ALTERNATE VIEW OF LOUNGE/DINER





## BALCONY

12'10 x 4'8

Front facing balcony. Enclosed by railings. Panoramic sea front views.



## VIEWS FROM BALCONY





## KITCHEN

12'6 max x 9'2 max

Fitted with a modern fitted kitchen. Comprises a range of wood effect shaker style fronted units. Laminated rolled egde work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic electric hob with concealed extractor hood above. Inset high level double electric oven. Integrated dishwasher (all appliances not tested). Tall fridge/freezer space. Space and plumbing for washing machine. Tiled splash backs. Wood effect flooring. Double glazed window to front with sea front views.



## VIEWS FROM KITCHEN



## BEDROOM ONE

13'1 max x 8'5 to wardrobes

Fitted mirror fronted sliding wardrobes. Wall mounted electric heater (not tested). Double glazed window to side with sea views across road. Door to En-Suite.



## EN-SUITE SHOWER ROOM

Fitted with a modern three piece white suite. Comprises double shower cubicle. Vanity wash hand basin with cupboards below. Low level W.C. Fully tiled walls.



## BEDROOM TWO

11'3 to wardrobes x 5'11

Fitted mirror fronted sliding wardrobes. Wall mounted electric heater (not tested). Double glazed window to side with sea views across road.



## BATHROOM

7'3 x 5'8

Fitted with a modern three piece white suite. Comprises panel bath with mixer tap and shower attachment. Modern vanity wash hand basin with matte grey cupboards below. Concealed cistern low level W.C. Wall mounted electric heater (not tested). Tiled splash backs. Wood effect flooring. Double glazed window to rear.



## OUTSIDE

The property benefits from an allocated parking space and access to lawned communal grounds with shrubs.







## ALLOCATED PARKING SPACE



## CLACTON SEA FRONT

The property is located directly on Clacton sea front with it's recently regenerated beaches.



## Material Information (Leasehold Property)

Tenure: Leasehold
Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2225.97 Per Annum

Length of lease (years remaining): 88  Annual ground rent amount (£):  £50  Ground rent review period (year/month): Annual service charge amount (£): £2927.50 Service charge review period (year/month): TBC

Any Additional Property Charges: No

Services Connected:
(Gas): No (Electricity): Yes (Water): Mains (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: No

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.

## JE 0726

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.

## 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.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

THIRD 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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