

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



Windermere Court, Marine Parade East Clacton-on-Sea, CO15 6JN

Located on East Clacton's seafront Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM SECOND FLOOR FLAT with Sea Front Views. Clacton-on-Sea's town centre and mainline railway station are positioned within half a mile away. Offered with No Onward Chain, an early internal inspection is highly recommended to appreciate the accommodation and views on offer.

- 11'1 x 7' Bedroom
- Sea Front Views
- Open Plan Living Space
- 16'3 max. Lounge/Kitchenette
- Gas Central Heating (n/t)
- Double Glazed Windows
- Three Piece Bathroom Suite
- Communal Garden Areas
- No Onward Chain
- EPC Rating C & Council Tax A



Price £82,000 Leasehold

Windermere Court, Marine Parade East, Clacton-on-Sea, CO15 6JN

Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door with security intercom system (not tested). To communal Entrance Hallway.

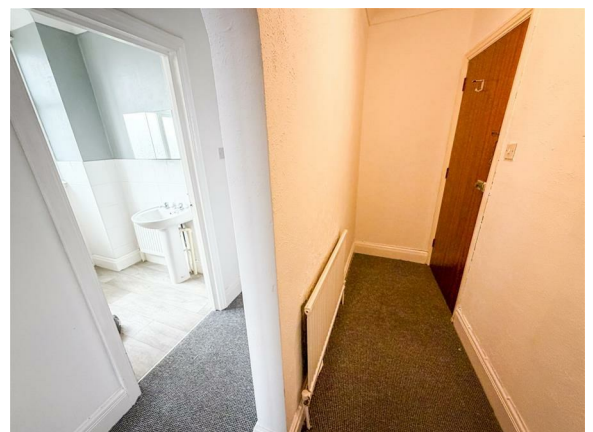
COMMUNAL ENTRANCE HALLWAY

Stair flight to all floors. Private wooden entrance door to entrance hallway.



ENTRANCE HALLWAY

Radiator. Doors to:



OPEN PLAN LIVING SPACE



LOUNGE/KITCHENETTE

16'3 max narrowing to 8'1 x 12'10 max

Open plan lounge/kitchenette area comprising wood laminate fronted units comprising laminated rolled edge work surfaces with cupboards and storage space below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with stainless steel electric oven below and stainless steel extractor hood above. Space and plumbing for washing machine. Tiled splashbacks. Wood effect flooring to kitchenette area. Wall mounted gas boiler (not tested). Built in storage cupboard. Radiator. Double glazed window to front with direct views across Marine Parade East and promenade to seafront beyond.



VIEWS FROM LOUNGE/KITCHENETTE



BEDROOM

11'1 x 6'11

Built in wardrobe. Radiator. Double glazed window to side with sea views across St Albans Road and to seafront beyond.



VIEWS TO SIDE FROM BEDROOM



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BATHROOM

Fitted with a three piece white suite comprises panelled bath with mixer tap. Pedestal wash hand basin. Low level W.C. Part tiled walls. Wood effect flooring. Double glazed window to side.



OUTSIDE

Windermere Court benefits from having communal outside areas with paved communal gardens to the rear. Enclosed by panelled fencing.



CLACTON SEAFRONT

Windermere Court is positioned directly opposite Clacton's Seafront with its regenerated beaches and seafront.



Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band A; Payable 2026/2027 £1483.98 Per Annum

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

Any Additional Property Charges:

Services Connected:

(Gas): (Electricity): (Water): (Sewerage Type): (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

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.

EH 04/26

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.

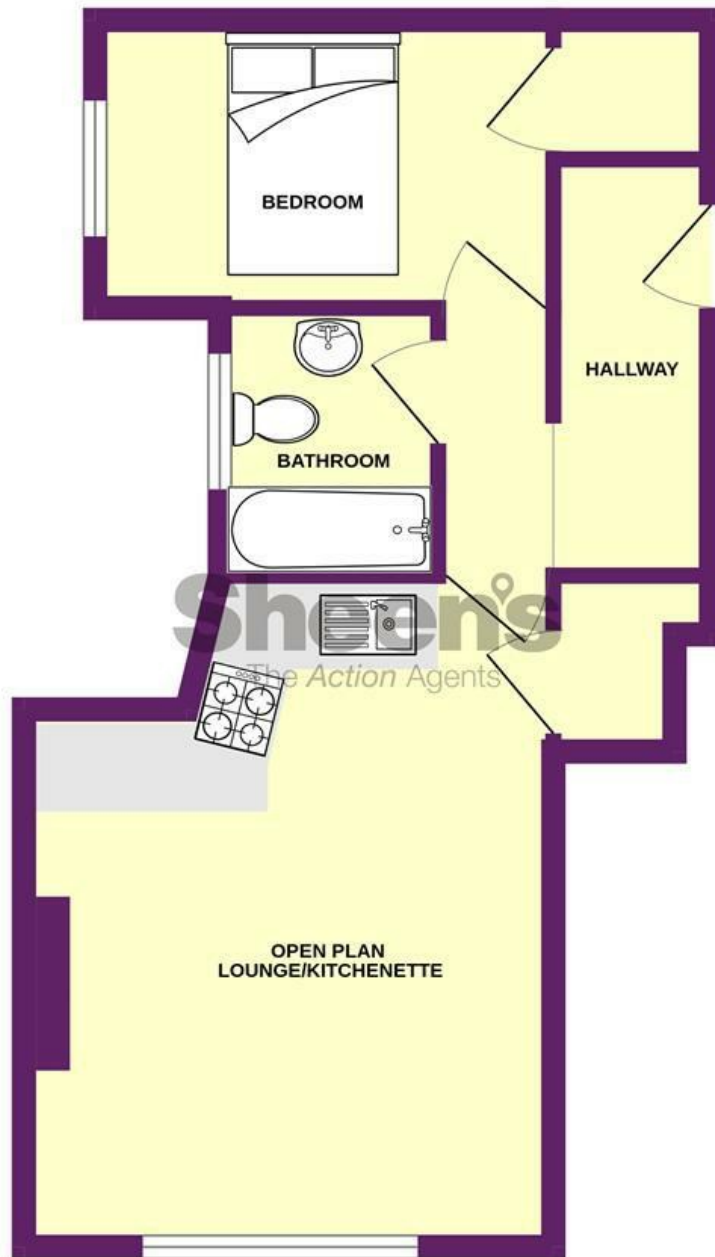
Particular Disclaimer

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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