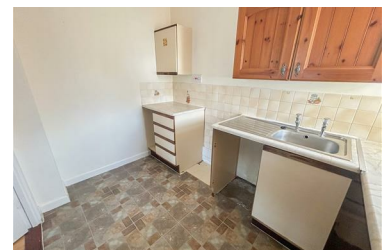




## Oulton Hall, Marine Parade East East Clacton, CO15 6JU

Sheens Estate Agents pleased to offer this TWO BEDROOM GROUND FLOOR MAISONETTE which is located at the rear of the seafront building of Oulton Hall. Located in the sought after area in East Clacton and being offered with NO ONWARD CHAIN. The property is conveniently positioned within half a mile of Clacton's town centre and mainline railway station. An early viewing is advised to appreciate the accommodation on offer.

- Two Double Bedrooms
- 11'6 x 10'11 Lounge
- 9'10' Fitted Kitchen
- Shower Room
- Electric Heating (not tested)
- Fully Double Glazed
- Parking Space (additional charge applies)
- Close to Seafront
- Council Tax Band B
- EPC Rating E



**Price £130,000 Leasehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Private double glazed entrance door to;

#### ENTRANCE HALLWAY

Wood effect laminate flooring. Built in airing cupboard. Doors to;

#### BEDROOM ONE

13'7 max x 12'2

Electric night storage heater (not tested). Double glazed window to front.



## BEDROOM TWO

12'2 x 9'8

Electric night storage heater (not tested). Double glazed window to side.



## SHOWER ROOM

Shower cubicle. Pedestal wash hand basin. Low level W.C. Extractor fan. Part tiled walls.



## LOUNGE

11'6 x 10'11 max

Electric night storage heater (not tested). Wood effect laminate flooring. Double glazed window to front. Part glazed door double wooden doors to Kitchen.



## KITCHEN

9'10 x 6'4

Fitted with a range of laminate fronted units with wood veneer trim comprising of laminated work surfaces with cupboards and drawers below. Range of matching and pine effect eye level cabinets. Inset single drainer sink unit. Space and plumbing for washing machine, tumble dryer and slimline dishwasher. Cooker space. Tall fridge/freezer space. Tiled splash backs. Double glazed window to side.



## OUTSIDE

We have been informed by the current vendor that the property has use of an allocated parking space outside the flat which has an additional charge of £150 per annum to the management company which can be transferred with the sale of the property if required.

## EH 0825

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).

## 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): 955 Years

Annual ground rent amount (£): N/a

Ground rent review period (year/month): N/a

Annual service charge amount (£): 1995

Service charge review period (year/month): TBC

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

## Lease Disclaimer

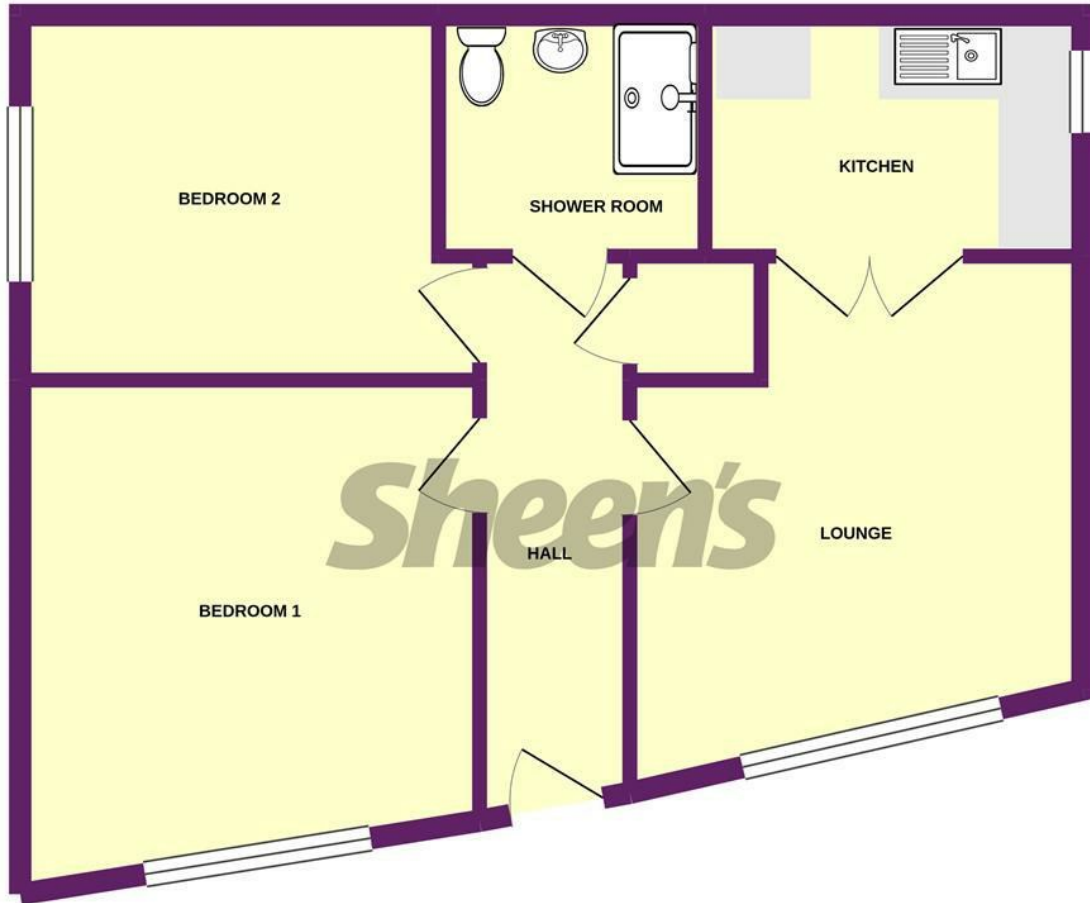
It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

## 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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

