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Sheen's
The *Action* Agents

Priory Park, Botanical Way
St. Osyth, CO16 8TE

Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT, situated in the popular village of St Osyth. This over 55's retirement complex also benefits from a Communal Lounge, Laundry Room and Gardens. The property is situated within 500 metres of local shopping amenities at St Osyth Village. An internal inspection is highly advised to appreciate the accommodation on offer.

- 10'5 x 11'2 Bedroom
- 12'9 x 11'6 Lounge
- 7'11 x 8'4 Kitchen
- Shower Room
- Electric Heating (n/t)
- Fully Double Glazed
- Communal Parking and Gardens
- Over 55's Complex
- Council Tax Band A
- EPC Rating C

Price £50,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

COMMUNAL ENTRANCE HALL

LIft and stairflight to first floor. Doors to Communal Lounge and Laundry Room.

GROUND FLOOR

Private wooden entrance door to;

ENTRANCE HALL

Walk in storage cupboard. Storage heater. Door to:

LOUNGE

12'9 x 11'6

Two storage heaters. Double glazed windows to rear. Open access to:

KITCHEN

7'11 x 8'4

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above (not tested). Space for fridge and freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level.

BEDROOM

10'5 x 11'2

Built in wardrobes. Two storage cupboards. Double glazed window to rear.

SHOWER ROOM

Three piece white suite comprising a low level W.C. Pedestal hand wash sink basin. Step in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Half tiled.

COMMUNAL LOUNGE

LAUNDRY ROOM

OUTSIDE

The property benefits from communal lawned gardens with paved areas, benches and borders. Private patio area located outside the Lounge accessed from patio doors. Communal parking area.

Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council
Council Tax Band; A
Payable 2025/2026 £1532.85 Per Annum

Length of lease (years remaining): 89 Annual ground rent amount (£): £91.28 Ground rent review period (year/month): Annual service charge amount (£): £2945.16 Service charge review period (year/month):

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

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.

BA 03/26

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.

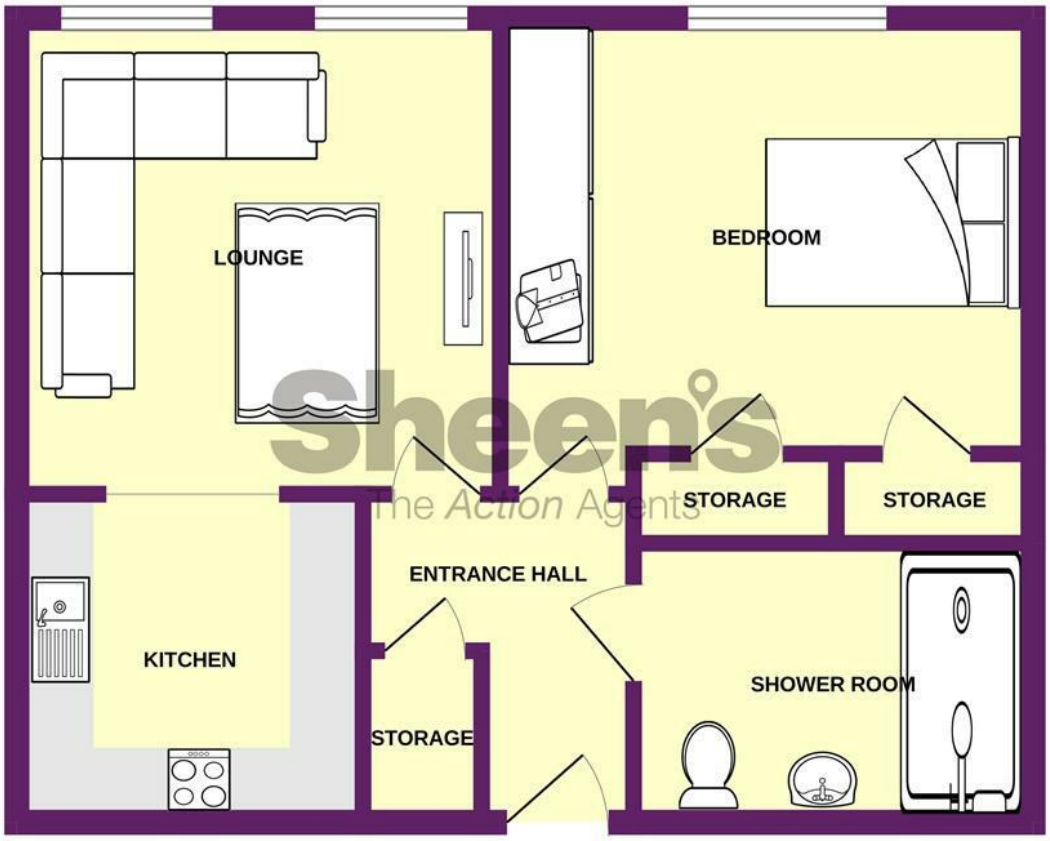
Particular Disclaimer

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

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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