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Sheen's
The Action Agents




# St. Margarets Court, Coppins Road
## Clacton-on-Sea, CO15 3LB

Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM FLAT. The property benefits from being offered with NO ONWARD CHAIN. The property is positioned just 0.75 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The property poses an excellent opportunity for but not limited to first-time buyers or buy-to-let investors. An internal inspection is highly advised to appreciate the accommodation on offer.

- 13'3 x 11'2 Bedroom
- 18'6 x 10'4 Lounge
- 7'10 x 7'3 Kitchen
- Three Piece Bathroom Suite
- Storage Heaters (n/t)
- Private Garden For Residents
- Off Street Parking
- No Onward Chain
- Council Tax Band A
- EPC Rating D







## Price £99,000 Leasehold

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Single glazed entrance door to:

## COMMUNAL HALLWAY

Stair flight to first floor. Door to:

## ENTRANCE HALLWAY

Storage heater. Cupboard housing immersion heater. Loft access. Door to lounge.



## LOUNGE

18'6 x 10'4

Storage heater. Double glazed window to front.





## KITCHEN

7'10 x 7'3

Fitted kitchen suite comprising wood effect square edge work surfaces with White wall mounted cabinets with cupboards and drawers below. Inset four ring cooker with extractor hood above. Inset oven. Inset single drainer stainless steel sink unit with mixer tap (all appliances not tested). Space for washing machine. Space for dryer. Space for fridge freezer. Tiled splashbacks. Double glazed window to side.







## BATHROOM

6'10 x 6'1

Three piece suite comprising low level W.C. Vanity wash hand sink basin unit with cupboards below. Panelled bath with wall mounted shower attachment above (not tested). Fully tiled walls. Double glazed window to side.





## BEDROOM

13'3 x 11'2

Storage heater. Double glazed window to rear.





## OUTSIDE REAR

Paved patio area providing off street parking for residents of the flat. Two spaces per flat. Remainder being laid to lawn providing communal garden area for residents.



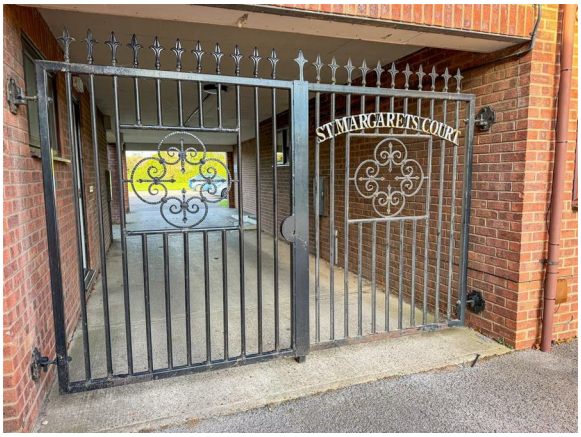




## OUTSIDE FRONT

Hardstanding area providing off street parking for residents of the flat.






## 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): 960 Annual ground rent amount (£): 160 Ground rent review period (year/month): Yearly Annual service charge amount (£): 1263.80 Service charge review period (year/month): Yearly
Any Additional Property Charges:

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

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.

## JB 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

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.




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TOTAL FLOOR AREA : 520 sq.ft. (48.3 sq.m.) approx.

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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