



Victory Court, Nelson Road Clacton-On-Sea, CO15 1GA

Located in this Exclusive sea front development built Circa 2006, is this TWO BEDROOM FIRST FLOOR APARTMENT which benefits from a Front Facing Balcony giving elevated panoramic sea views over Clacton's sea front. It is in the valuer's opinion that an Internal Inspection is highly recommended to appreciate the views and accommodation on offer.

- Two Bedrooms
- Curved Front Balcony
- Panoramic Sea Front Views
- 14'7 x 13' Lounge/Diner
- 12'1 Modern Fitted Kitchen
- 9'6 Modern Fitted Shower Room
- Electric Heating (n/t)
- Allocated Parking Space
- Viewing Advised
- EPC Rating D. Council Tax Band D



Price £239,995 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal double glazed entrance door with security intercom system to:

COMMUNAL ENTRANCE HALLWAY

Lift and stair flight to all floors. Further Double glazed door from communal areas leading to rear Entrance Balcony.

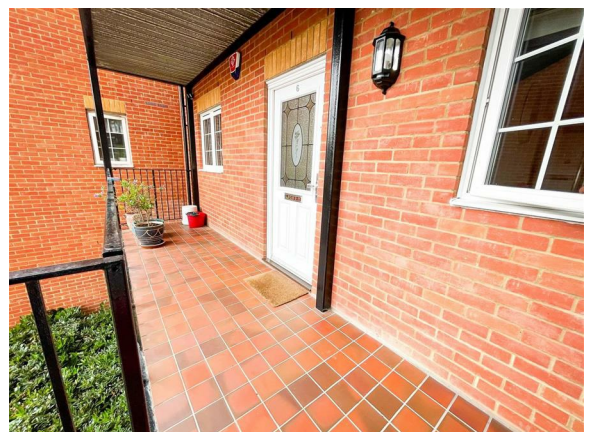


LIFT TO ALL FLOORS



REAR ENTRANCE BALCONY

Quarry tiled flooring. Enclosed by metal railings. Sole access to Flat 6 Double glazed entrance door leading onto:



ENTRANCE HALLWAY

Built in storage cupboard. Additional built in airing cupboard housing hot water cylinder (not tested). Wall mounted electric heater (not tested). Doors to:



LOUNGE/DINER

14'7 x 13'

Wall mounted electric heater (not tested). Double glazed window and double glazed French style doors to front balcony with direct sea front views across road.



ALTERNATE VIEW OF LOUNGE/DINER



FRONT CURVED BALCONY



FITTED KITCHEN

12'1 x 7'1 plus recess

Fitted with a range of cream gloss laminate fronted units. Granite square edge 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 taps. Space and plumbing for washing machine and slimline dishwasher. Inset high level stainless steel double oven with inset four ring Induction hob. Stainless steel splashback and extractor hood above (all appliances not tested).

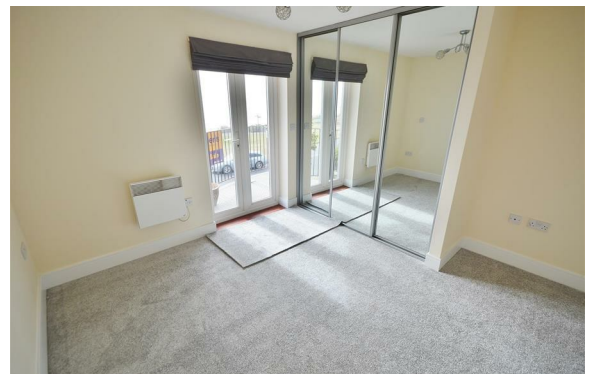


ALTERNATE VIEW OF KITCHEN

BEDROOM ONE

11'1 x 10'3 plus recess

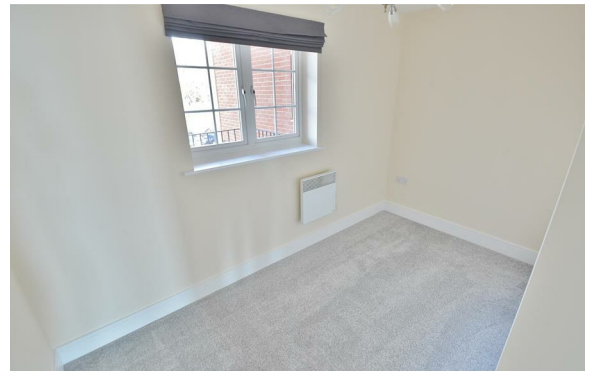
Built in mirror fronted sliding wardrobes. Wall mounted electric heater (not tested). Double glazed French style doors to front balcony with direct sea front views across road.



BEDROOM TWO

11'2 x 5'9 plus recess

Wall mounted electric heater (not tested). Double glazed window to rear.



SHOWER ROOM

9'6 x 6'3

Fitted with a modern three piece shower suite. Comprises large walk in shower cubicle with glazed shower screen and wall mounted shower. Vanity wash hand basin with storage drawers below. Concealed cistern low level W.C. Chrome effect heated towel rail (not tested). Fully tiled walls. Tiled flooring. Sunken spotlights. Extractor fan (not tested).



ALTERNATE VIEW OF SHOWER ROOM

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OUTSIDE -

The property benefits from an allocated parking space to the rear of the building which can be accessed via Nelson Road with communal lawn and shrub borders. The property also has use of a communal brick built bike shed and access to the brick built refuse areas.



CLACTON SEA FRONT

Victory Court is located directly opposite Clacton Sea Front and Greenswards.



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.

Lease Length: 107 years

JE 0722

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: D

Length of lease (years remaining): 108 Annual ground rent amount (£): 200 Ground rent review period (year/month): n/a Annual service charge amount (£): £2365.56 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): Yes

Non-Standard Property Features To Note:

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

AGENTS NOTE

The seller has requested that any perspective purchaser pays £2200 upfront for their solicitors fees. This will be

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held by the sellers solicitor until completion and at this time, will be refunded. If the purchaser was to withdraw from the sale, these funds will be used to cover the sellers costs.



FIRST 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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