



## Cornwall Court, Holland Road East Clacton, CO15 6NG

This well presented TWO BEDROOM FIRST FLOOR MAISONETTE is situated in the sought after coastal area of East Clacton in a select block of four Maisonettes. Clacton's regenerated beach and sea front are located around half a mile away with Clacton's town centre and mainline railway station approximately one mile away. An early internal inspection is strongly recommended to appreciate the accommodation and décor on offer.

- Two Bedrooms
- 14'3 x 12'3 max Lounge
- 11'4 max. Fitted Kitchen
- Three Piece Modern Bathroom
- Treble Glazed Windows
- Gas Central Heating (n/t)
- Allocated Rear Garden Space
- Allocated Parking To Rear
- Freehold Maisonette
- EPC Rating TBC & Council Tax B



Price £160,000 Freehold

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

Tiled flooring. Built in storage cupboard. Part glazed solid decorative wooden entrance door to:

### ENTRANCE LOBBY

Stair flight to first floor Hallway.

### ENTRANCE HALLWAY

Built in airing cupboard. Loft access with loft ladder (Partially boarded). Radiator. Triple glazed window to side. Doors to Bedrooms, Kitchen & Bathroom. Open access to Lounge.



### LOUNGE

14'3 x 12'3 nar to 9'1

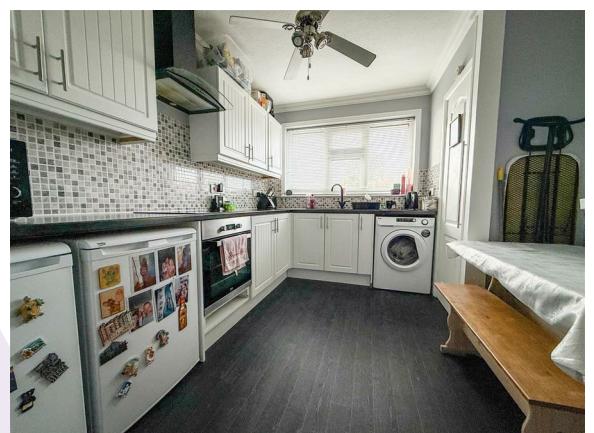
Feature tiled fireplace. Radiator. Triple glazed window to front.



### KITCHEN

11'4 x 7'4 plus recess

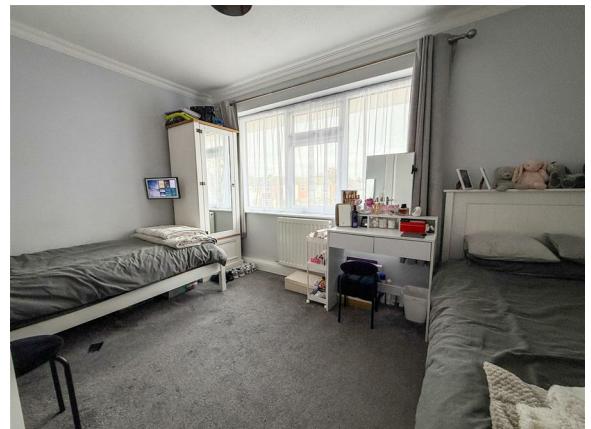
Fitted with a range of white grove panel laminate fronted units. Comprising granite effect laminated rolled edge work surfaces with cupboards and drawers under. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine and under counter fridge & freezers. Inset four ring ceramic electric hob with part glazed extractor hood above (not tested). Under counter electric oven (all appliances not tested). Built in cupboard housing wall mounted gas boiler (not tested). Tiled splash backs. Triple glazed window to rear.



## BEDROOM ONE

13'4 x 9'2

Radiator. Triple glazed window to front.



## BEDROOM TWO

11'7 x 6'10 plus door recess

Radiator. Triple glazed window to rear.



## BATHROOM

8'1 x 5'3

Fitted with a three piece modern white suite. Comprises panel bath with mixer tap and shower attachment. low level W.C. Pedestal wash hand basin. Fully tiled walls. Tiled flooring. Radiator. Triple glazed window to rear.



### OUTSIDE - FRONT

Pathway leads to front doors and gate which gives access to rear garden. Shared vehicular access to the rear is located in the adjacent road 'Clarendon Park'.



### ALLOCATED PARKING SPACE

The property has an allocated Parking space to the rear with shared vehicular access from 'Clarendon Park'



### OUTSIDE - REAR

The property has crazy paved allocated open garden space to the rear. Brick Built Shed with timber door. Hardstanding area for parking with area with Timber storage shed.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (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: Freehold Maisonette so getting a mortgage is unlikely. Would generally need to be a cash purchaser.

## Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

## JB 0126

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).

## 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



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