



Turret House, Vista Road East Clacton, CO15 6DF

Being sold with NO ONWARD CHAIN we are pleased to offer for sale this modern TWO DOUBLE BEDROOM SECOND FLOOR FLAT is situated within this seafront complex boasting impressive SEA VIEWS in the popular 'East Clacton' area. The property benefits with a BALCONY and ALLOCATED PARKING and is located within half a mile of Clacton town centre and mainline railway station. An early internal inspection is advised to appreciate the accommodation and views on offer.

- Two Double Bedrooms
- En-Suite Shower Room
- 15'6 x 14'2 Lounge
- Balcony With Sea Views
- 10'6 x 9' Kitchen/Diner
- White Bathroom Suite
- Gas Central Heating (n/t)
- Allocated Parking
- No Onward Chain
- EPC Rating C



Price £225,000 Leasehold

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The accommodation comprises approximate room sizes:

Communal entrance door with video entry phone system (not tested) to;

COMMUNAL ENTRANCE HALL

Stairs and lift to all floors.

LIFT TO ALL FLOORS



SECOND FLOOR

Personal entrance door to;

ENTRANCE HALL

Access to loft. Video entry phone system (not tested). Radiator. Built in storage Cupboard. Doors to;



LOUNGE

15'6" x 14'2"

Radiator. Double doors to kitchen. Double glazed door with side panels to Balcony.



ALTERNATE VIEW OF LOUNGE



BALCONY

Sea views. Enclosed by railings.



KITCHEN/DINER

10'6" x 9'

Fitted with white panelled units with quartz effect rolled edgework surfaces. Drawers, cupboards and storage space under. Inset single drainer sink inset. Inset four ring ceramic hob with electric oven under (not tested). Tiled splash backs. Matching wall units. Wall mounted gas boiler serving hot water and central heating (not tested). Radiator. Two double glazed windows to front. Double glazed window to side.



BEDROOM ONE

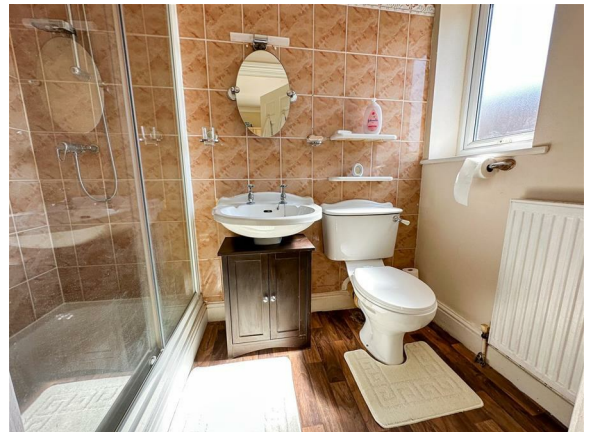
14' x 10'

Radiator. Double glazed window to rear. Double glazed French doors with Juliette balcony. Door to En-suite.



EN-SUITE SHOWER ROOM

White suite comprises double width shower cubicle with integrated shower with shower attachment. Pedestal wash hand basin. Low level W.C. Radiator. Extractor fan. Double glazed window to rear.



BEDROOM TWO

11'8" x 10'8"

Radiator. Double glazed window to side.



BATHROOM

Fitted with a white suite. Comprises panelled bath with chrome effect mixer tap with shower attachment. Pedestal wash hand basin. Low level W.C. Radiator. Extractor fan (not tested). Double glazed window to rear.



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OUTSIDE

Block built storage shed (No. 12). Allocated parking. Communal gardens laid to lawn.



CLACTON SEA FRONT

The property is situated opposite Clacton Sea Front with its regenerated beaches and sea front.



GS 0623

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.

Material Information (Leasehold Property)

Tenure: Leasehold

Length of lease (years remaining): 103

Annual ground rent amount (£): £50

Ground rent review period (year/month): TBC

Annual service charge amount (£): £1756

Service charge review period (year/month): TBC

Council Tax Band: D

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Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

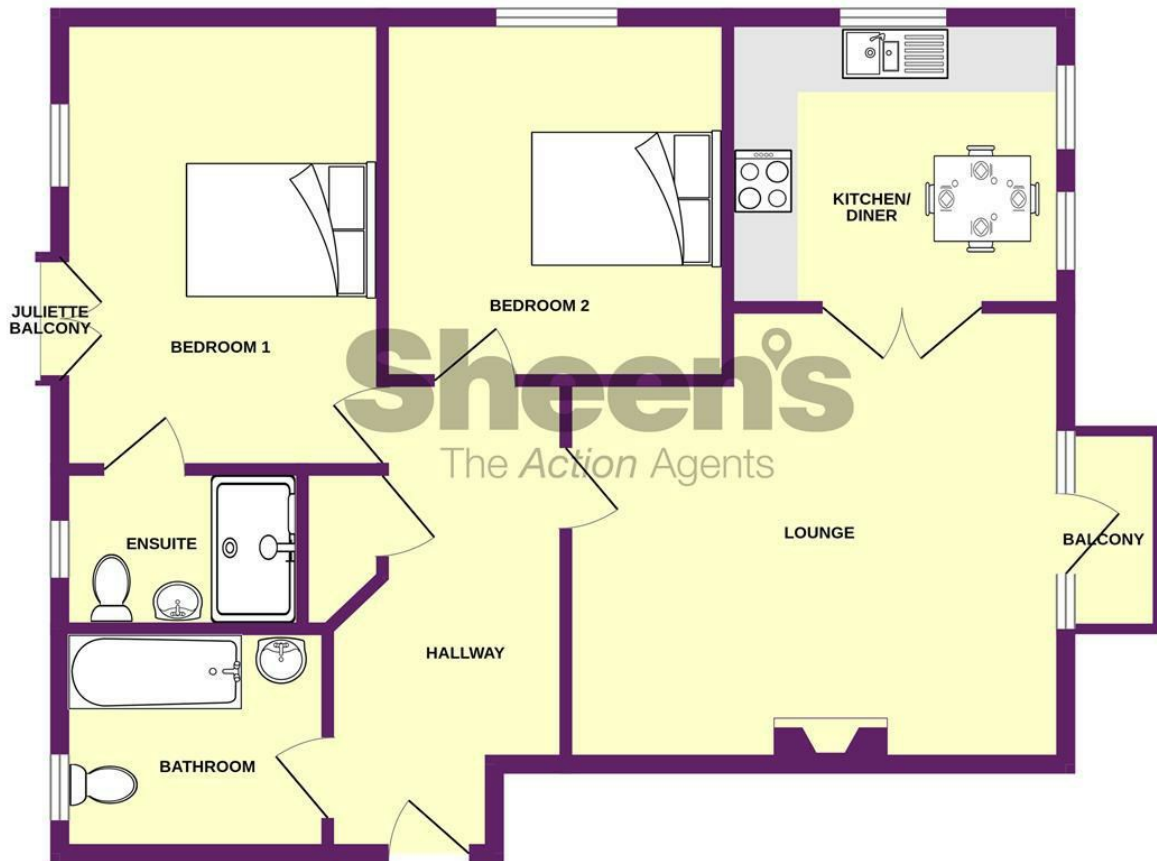
(Sewerage Type):

(Telephone & Broadband):

Non-Standard Property Features To Note:



SECOND 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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