



Gerard Road Clacton-On-Sea, CO16 8FP

Located on the popular 'Cann Hall' development in the Essex coastal town of Clacton-on-Sea is this purpose built TWO BEDROOM FIRST FLOOR FLAT. The property is currently tenanted with the Tenant paying £825PCM, which gives a rental yield at asking price of 7.61%. There is potential to sell the property as vacant possession also. Clacton's town centre, sea front and mainline railway station are positioned within one and a half miles.

- Two Bedrooms
- 15'14 x 13'3 Lounge
- 10'3 x 4'10 Kitchen
- Three Piece Bathroom
- Double Glazed Windows
- Electric Heating (n/t)
- Allocated Garage
- Tenant In Situ (£825pcm - 7.61% Yield)
- Potential For Vacant Possession
- EPC Rating C & Council Tax A



Price £125,000 Leasehold

AGENTS NOTES - PHOTOGRAPHS & FLOORPLAN

Please Note - Photographs have been provided by the sellers and are from before the tenant moved in when it was Vacant. New updated ones and a floorplan will be coming in the new year.

Accommodation Comprises

The accommodation comprises approximate room sizes:

Glazed communal entrance door to:

COMMUNAL ENTRANCE HALLWAY

Stair flight to all floors. Private entrance door to:



ENTRANCE HALLWAY

Doors to:

BEDROOM ONE

11'1 x 10'1

Double glazed window to side.

BEDROOM TWO

10'1 x 7'5

Double glazed window to side.

BATHROOM

Fitted with a three piece white suite. Comprises low level W.C. Pedestal wash hand basin. Panel bath. Double glazed windows.



LOUNGE

15'1 x 13'3

Double glazed window to front.



KITCHEN

10'3 x 4'10

Fitted with a range of laminate fronted units. Laminated rolled edge work surfaces with cupboards, drawers and storage under. Cooker space with extractor hood above (not tested). Tiled splashbacks. Double glazed window to side.



OUTSIDE -

Communal lawned areas. Access to Allocated Garage.



ALLOCATED GARAGE

Garage with Up and over door.



Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2025/2026 £1424.94 Per Annum

Length of lease (years remaining): Approx 76 Annual ground rent amount (£): £151pa Ground rent review period (year/month): 25th March 2044 Annual service charge amount (£): £440pa Service charge review period (year/month):

Any Additional Property Charges: No

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: No

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.

JE 1225

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



Selling properties... not promises

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