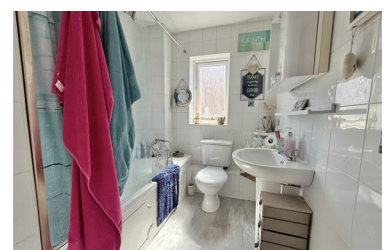
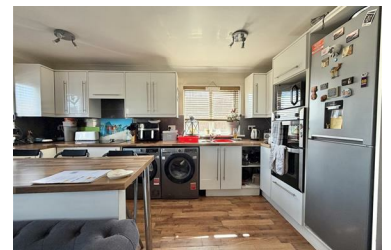




Grosvenor Court, St. Osyth Road Clacton-on-Sea, CO15 3HD

Sheens Estate Agents are pleased to for sale this TWO BEDROOM FIRST FLOOR LEASEHOLD FLAT. The flat benefits from having off street parking. The flat is located within 0.7 miles of Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The flat is situated approximately 0.8 from Clacton-on-Sea regenerated beaches and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 12'8 x 10'1 Bedroom One
- 17'11 x 14'5 Lounge / Kitchen
- Three Piece Bathroom Suite
- Electric Heating (n/t)
- Fully Double Glazed
- Off Street Parking
- 94 Lease Years Remaining
- Council Tax Band B
- EPC Rating C



Price £125,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Door to:

COMMUNAL HALLWAY

Stair flight to first floor. Door to:

ENTRANCE HALL

Radiator. Two built in storage cupboards. Door to:

LOUNGE/KITCHEN

17'11 x 14'5

Radiator. Double glazed window to front and side. Fitted kitchen suite comprising: Wood effect rolled edge work surfaces with white wall mounted cabinets and cupboards and drawers below. Inset induction hob. Inset one and a half bowl drainer stainless steel sink unit with stainless steel mixer tap. Inset oven. (all appliances not tested) Space for fridge freezer. Space for washing machine. Space for Dryer. Tiled splash backs.



VIEW OF KITCHEN



BEDROOM ONE

12'8 x 10'3

Storage heater. Double glazed window to rear.



BEDROOM TWO

10'3 x 9'10

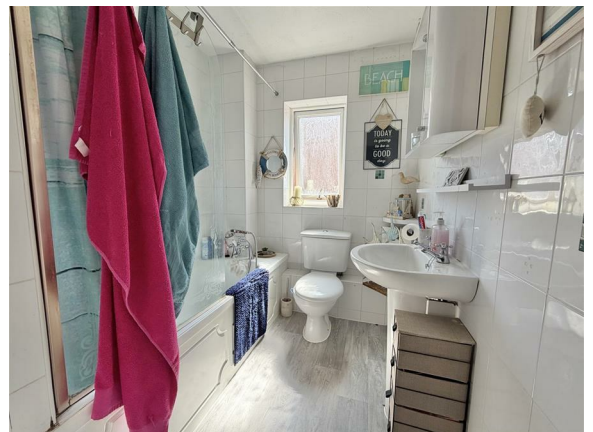
Electric radiator. Double glazed window to rear.



BATHROOM

7'0 x 5'11

Three piece suite comprising: Low level W.C. Pedestal wash hand sink basin. Panelled bath with shower attachment above (not tested). Double glazed window to side. Fully tiled walls.



OUTSIDE REAR

Communal parking for residents of the block only.



OUTSIDE FRONT



Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band; B Payable 2026/2027 £1731.31 Per Annum

Length of lease (years remaining): 96 Annual ground rent amount (£): N/A Ground rent review period (year/month): Yearly Annual service charge amount (£): 1260 Service charge review period (year/month): Yearly

Any Additional Property Charges: N/A

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 07/26

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.

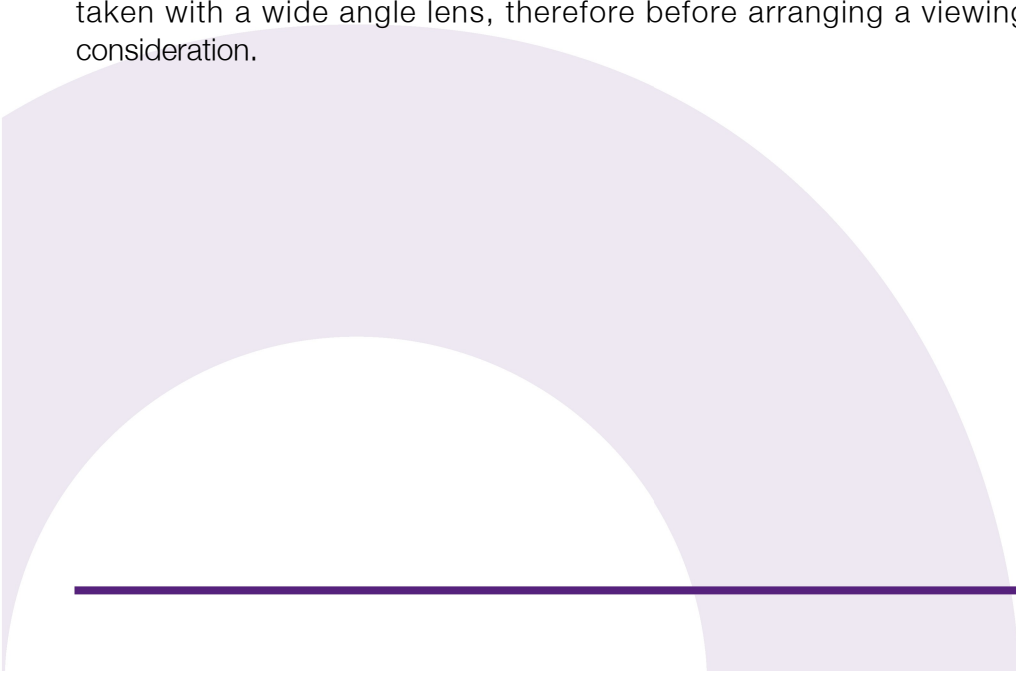
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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.



GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.3 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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Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA

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Sheen's
The Action Agents