110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents



Landseer Court, Carnarvon Road
Clacton-on-Sea, CO15 6QH

Located a mere 650 feet from Clacton-on-Sea's regenerated seafront, Sheens Estate Agents are pleased to offer for sale this FOURTH FLOOR TWO BEDROOM LEASEHOLD FLAT. The flat benefits from having a garage as well as a balcony. The property is situated 450 metres from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. An internal inspection is advised to appreciate the accommodation and views on offer.

- Two Bedrooms
- Lounge 17'3 x 11'11
- Kitchen 9' x 8'7
- Seperate W.C
- Electric Heating (n/t)
- Balcony
- Garage
- Off Street Parking
- Council Tax Band B
- EPC Rating TBC







Price £120,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

COMMUNAL HALLWAY

Stairflight to all floors. Lift to all floors. Double glazed entrance door to:

ENTRANCE HALL

Two built in storage cupboards. Electric radiator. Door to:

LOUNGE

17'3 x 11'11

Two electric radiators. Double glazed sliding door to:





BALCONY



KITCHEN

9'0 x 8'7

Fitted kitchen suite comprising: Grey granite effect rolled edge work surfaces with wood effect wall mounted cabinets and a range of cupboards and drawers below. Inset one and a half bowl drainer ceramic sink unit with stainless steel mixer tap. Space and plumbing for washer dryer. Space and plumbing for oven and cooker with extractor hood above. Space for fridge freezer (all appliances not tested). Tiled splash backs. Double glazed window to side. Fully tiled floor.





BEDROOM ONE

13'4 x 11'10

Electric radiator. Double glazed window to rear.





BEDROOM TWO

9'6 x 9'2

Built in storage cupboards. Double glazed window to front.



BATHROOM

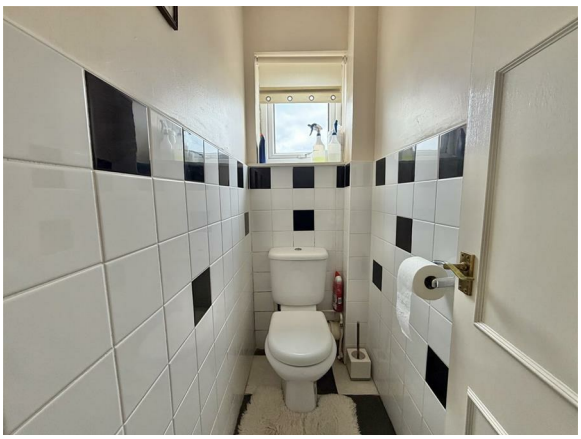
5'7 x 5'3

Panelled bath. Pedestal wash hand sink basin. Fully tiled walls. Fully tiled floor. Double glazed window to side.



SEPERATE W.C.

Low level W.C. Majority tiled walls. Fully tiled floor. Double glazed window to side.



GARAGE

Up and over door.

OUTSIDE FRONT

Paved pathway leading to entrance to the block.





PARKING AREA



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): 60

Annual ground rent amount (£): 35 Ground rent review period (year/month): Yearly

Annual service charge amount (£): 1480 Service charge review period (year/month): Yearly

Any Additional Property Charges: No

Services Connected:
(Gas): No (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: 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.

JB PARAGRAPH 11/26

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.

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 (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.

GROUND FLOOR
75 sq.ft. (7.0 sq.m.) approx.

4TH FLOOR
722 sq.ft. (67.0 sq.m.) approx.



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TOTAL FLOOR AREA : 797 sq.ft. (74.0 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

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The Property Ombudsman SALES
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