



Ashley Lodge, Vista Road East Clacton, CO15 6DY

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FIRST FLOOR APARTMENT located just off East Clacton's seafront. The property benefits from an En-Suite, Balcony and a private gated underground allocated parking space. The property is located within half a mile of Clacton-on-Sea's town centre and mainline railway station, with Clacton-on-Sea's recently regenerated beaches and sea front within one hundred metres. The property is presented in excellent decorative order and an internal viewing is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14'2 x 11'9 Lounge
- 9'3 x 6'6 Kitchen
- En-Suite Bathroom
- Utility Room/W.C
- Fully Double Glazed
- Gas Central Heating (n/t)
- Allocated Underground Parking
- Council Tax Band C
- EPC Rating C



Offers In Excess Of £175,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance with security intercom system to:

COMMUNAL HALLWAY

Stair flight and lift to all floors. Private entrance door to:

ENTRANCE HALLWAY

Storage cupboard. Radiator. Door to:



LOUNGE

14'2 x 11'9

Two radiators. Double glazed door leading to Balcony. Open access to:



BALCONY



KITCHEN

9'3 x 6'6

Fitted kitchen suite comprising; Square edged work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset induction hob with extractor hood above (not tested). Inset oven. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Storage cupboard housing wall mounted gas combination boiler (not tested).



UTILITY ROOM/W.C

6'7 x 5'3

Fitted units with inset stainless steel sink unit with stainless steel mixer tap. Selection of matching wall units with cupboards at both eye and floor level. Space and plumbing for white goods appliances. Low level W.C. Radiator.



BEDROOM ONE

17'10 x 9'4

Built-in wardrobe with sliding doors. Radiator. Double glazed window to front. Door to:



EN-SUITE BATHROOM

Three piece white suite comprising; Vanity hand wash sink basin with stainless steel mixer tap. Low level W.C. Panelled bath with wall mounted shower head attachment above. Heated towel rail.



BEDROOM TWO

10'3 x 8'9

Double glazed window to front. Double glazed door leading onto the Balcony.



OUTSIDE

Allocated parking space located in the secure underground car park.



Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: C

Length of lease (years remaining): 101 / Annual ground rent amount (£): £100.00 / Annual service charge amount (£): £1600.00

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

BA 06/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

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.

Particular Disclaimer

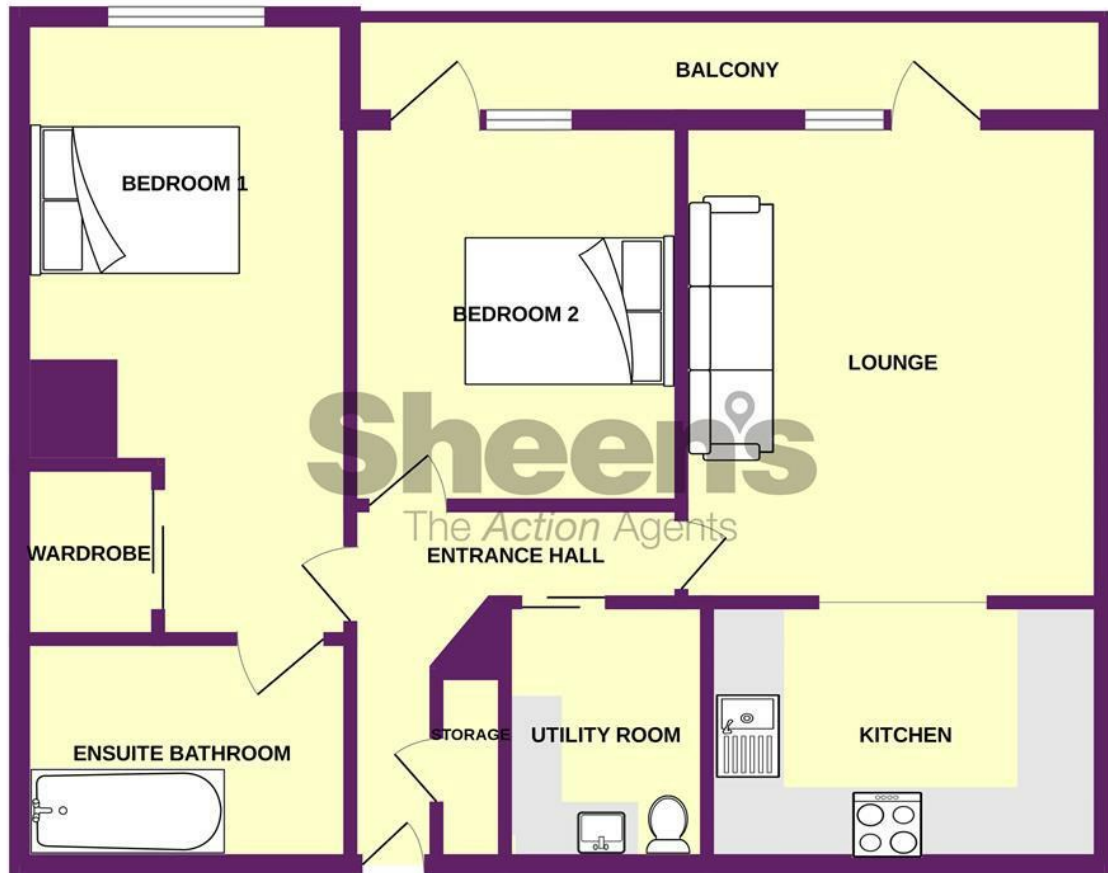
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND 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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Sheen's
The Action Agents

