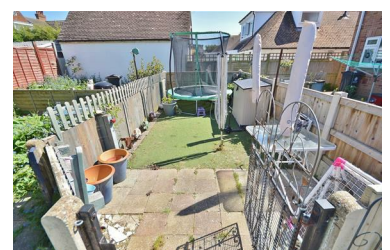




Chapman House, Chapman Road East Clacton, CO15 6PT

Sheen's Estate Agents are pleased to offer this TWO BEDROOM GROUND FLOOR MAISONETTE offered with the REMAINDER OF A 999 YEAR LEASE. The property benefits from it's own private garden with a garage in block. Clacton's town centre and mainline railway station are located within quarter of a mile with Clacton's mainline railway station with it's direct links to London Liverpool Street around 300 metres away. A viewing is highly recommended to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 15' x 10'1 Lounge
- 11'9 x 8'1 Kitchen
- 12'9 x 9'0 Bedroom One
- Gas Central Heating (n/t)
- Fully Double Glazed
- Private Rear Garden
- Garage In Block
- Remainder of a 999 Year Lease
- EPC Rating C & Council Tax B



Offers In Excess Of £160,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

15'0 x 10'1

Radiator. Double glazed window to front.



KITCHEN

11'9 x 8'1

Fitted with a selection of white gloss fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for cooker with extractor fan above (not tested). Storage cupboard. Double glazed window to rear. Doors to outside rear leading to private garden.



BEDROOM ONE

12'9 x 9'

Built in wardrobe. Radiator. Double glazed window to rear.



BATHROOM

Low level W/C. Panelled bath with wall mounted shower head attachment (not tested). Pedestal hand was basin. Double glazed window to front.



BEDROOM TWO

10'7 x 7'1

Built in wardrobe. Radiator. Double glazed window to front.

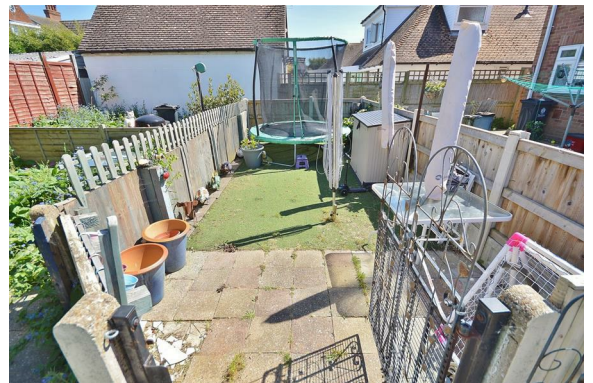


OUTSIDE FONT

Communal gardens.

OUTSIDE REAR

Private rear garden. Garage in block.



GARAGE



EH 04/25

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.

Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax Band: B

Length of lease (years remaining): 994 years

Annual ground rent amount (£10.00):

Ground rent review period (year/month): TBC

Annual service charge amount (£1500.00):

Service charge review period (year/month): TBC

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note:

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.

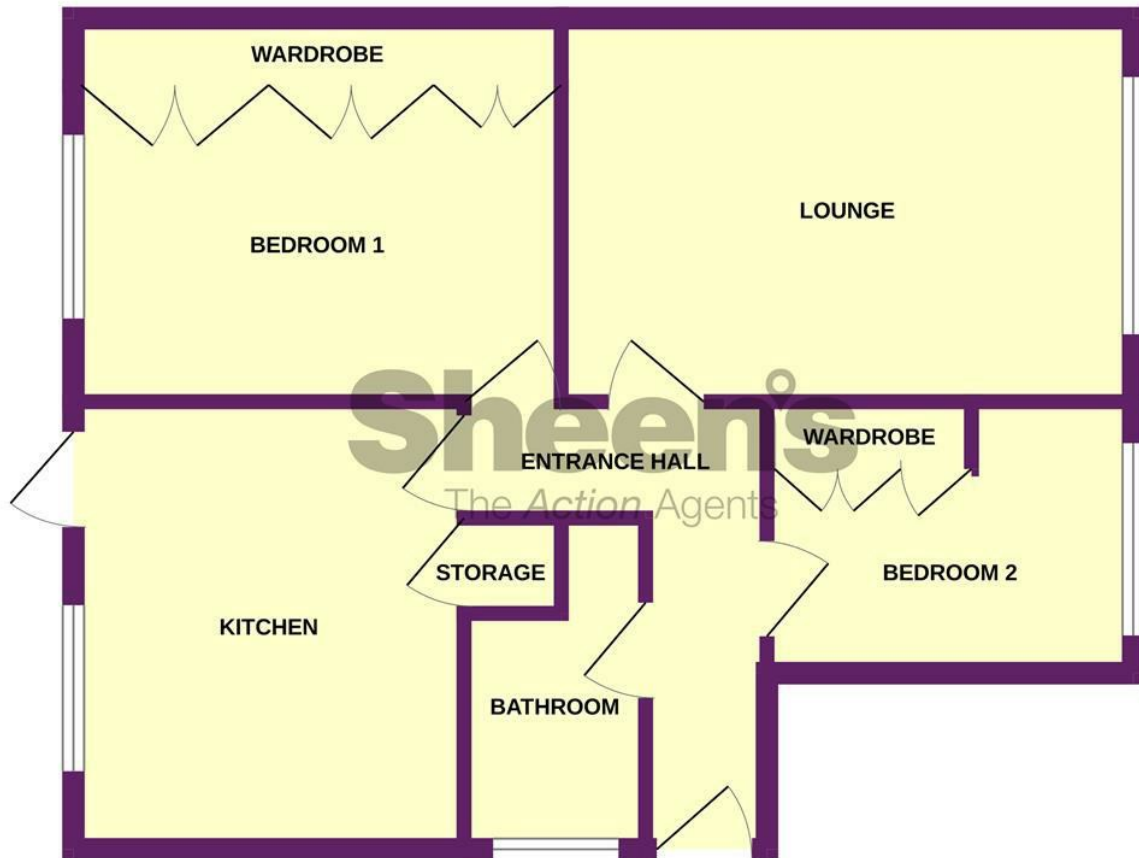
Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

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