110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents



Imperial Court, Marine Parade West
Clacton-on-Sea, CO15 1LD

** GROUND FLOOR PATIO AREA ** Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT located in the select Imperial Court along Marine Parade East. Imperial Court was built by McCarthy and Stone circa 2004 for the Over 60's and benefits an impressive communal Lounge and Laundry facilities. Located along Clacton-on-Sea's seafront with its sandy beaches the property is within just a quarter of a mile of the town centre and recently regenerated Pier. An internal inspection is highly advised to appreciate the accommodation on offer.

- 15'8 x 9'7 Bedroom
- 22'11 x 10'7 Lounge/Diner
- 7'2 x 7'7 Fitted Kitchen
- Wet Room
- Double Doors Onto Patio Area
- Electric Heating (n/t)
- No Onward Chain
- Over 60's Retirement Complex
- Council Tax Band C
- EPC Rating B







Price £122,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed double entrance door with security intercom system to;

COMMUNAL ENTRANCE HALL/LOUNGE

Open plan Communal Hall/Lounge seating area. Open access to corridors with lift and stair flight to all floors. Access to communal laundry facilities is also on the ground floor. Private entrance door to:

ENTRANCE HALL

Deep storage cupboard. Wall mounted electric heater. Door to:

LOUNGE/DINER

22'11 x 10'7

Storage heater. UPVC Double glazed French doors leading onto patio. Double wooden doors leading to:





PATIO

Sea views







KITCHEN

7'2 x 7'7

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above (not tested). Inset oven. Space for fridge or freezer. Space and plumbing for washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Partly tiled. Wall mounted heater. Partial sea views over road. Double glazed window to front.



BEDROOM

15'8 x 9'7

Storage heater. Built in wardrobes. Partial sea views over road. Double glazed window to front.







WET ROOM

Comprising a low level W.C. Wall mounted hand wash sink basin. Wall mounted stainless steel shower head attachment. Fully tiled. Wall mounted electric heater.



OUTSIDE

The property benefits from rear communal garden and seating area with additional lawned front and side communal gardens enclosed by shrubs and metal railings. Communal parking bays to the rear of the block accessed via Alton Road.





Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council;
Council Tax Band: C
Payable 2026/2027 £1978.64 Per Annum

Length of lease (years remaining): 103
Annual ground rent amount (£): £385.00
Annual service charge amount (£): £3060.00 (Which includes building insurance, water rates, 24/7 emergency care line, Window cleaning, On-site Manager)

Any Additional Property Charges: N/A

Services Connected:
(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: N/A

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.

BA 03/26

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

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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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