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Sheen's
The *Action* Agents



Marine Court, Marine Parade West
Clacton-on-Sea, CO15 1ND

***** BUY TO LET INVESTMENT ***** Being sold with a tenant in situ. Offering Sea Front and Bowling Green views is this TWO DOUBLE BEDROOM FIRST FLOOR FLAT. The property benefits from a garage to the rear of the block as well as the remainder of a 999 year Lease. The property has undergone a programme of modernisation by the current vendor over recent years.

- Two Double Bedrooms
- 15'3 x 12'4 Lounge
- 10'3 Modern Fitted Kitchen
- Modern Bathroom Suite
- Gas Central Heating (n/t)
- Sea Front Views
- Garage In Block
- Buy to Let Investment
- Remainder of 999 Year Lease
- EPC Rating C







Price £160,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden communal entrance door with security intercom system to;

COMMUNAL ENTRANCE HALLWAY

Stairflight to all floors.

FIRST FLOOR

Personal entrance door to;

ENTRANCE HALLWAY

Two built in storage cupboards. Radiator. Wood effect laminated flooring. Doors to;



LOUNGE

15'3 x 12'4

Wood effect laminated flooring. Two radiators. Double glazed windows to rear. Double glazed window to side with views across road to bowling green and seafront beyond.



VIEWS FROM LOUNGE



KITCHEN

10'3 x 7'6

Fitted with a range of white gloss laminate fronted units comprising of square edge granite effect work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring electric ceramic hob with inset electric oven below and stainless steel extractor hood above (appliances not tested). Fridge freezer space. Space and plumbing for washing machine. Concealed gas boiler serving hot water and central heating system. Tiled flooring. Radiator. Double glazed window to side.



BEDROOM ONE

13'6 x 9'3

Radiator. Double glazed window to rear.



BEDROOM TWO

12'2 x 9'11

Radiator. Double glazed window to front with views across road to bowling green and seafront beyond.



BATHROOM

Fitted with a modern white suite comprising of; Panelled bath with mixer tap and shower attachment with glazed shower screen. Pedestal wash hand basin. Low level W.C. Crome effect heated towel rail. Extractor fan (not tested). Fully tiled walls. Tiled flooring. Double glazed window to side.



OUTSIDE

The property benefits from a garage located to the rear of the property. Communal front and side gardens which are laid to lawn with shrub borders.

CLACTON SEA FRONT

The property is located in Marine Court which is directly across from Clacton Sea Front.



Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B Payable 2026/2027 £1731.31 Per Annum
Length of lease (years remaining): 961 Annual ground rent amount (£): 0 Ground rent review period (year/month): n/a
Annual service charge amount (£): £955.00 Service charge review period (year/month): April

Any Additional Property Charges:

Services Connected:
(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains drainage (Telephone & Broadband): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: No

JE 0222

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.

Agents Note

The photo's were taken prior to current tenant taking residence.

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.

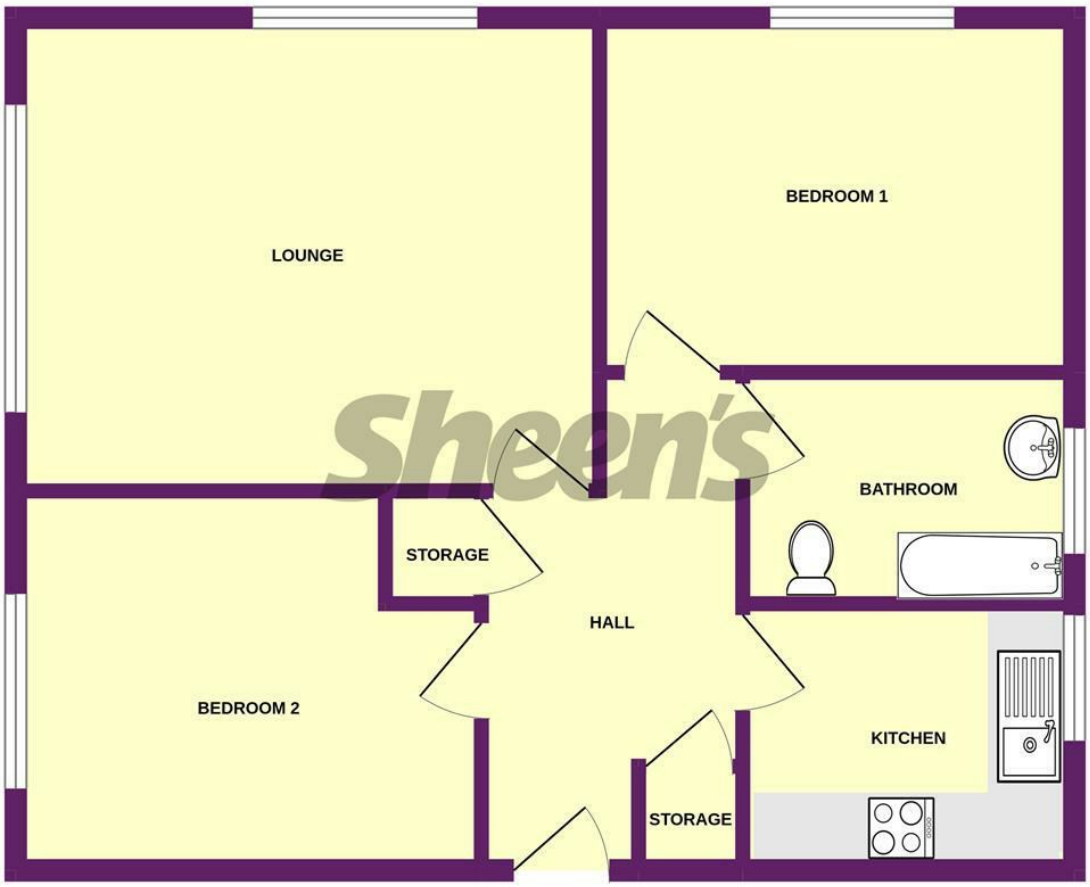
Lease Disclaimer

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

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.

FIRST 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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