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

Collingwood Green, Collingwood Road
Clacton-on-Sea, CO15 1WE

Sheens Estate Agents are delighted to offer for sale this TWO BEDROOM OVER 55's RETIREMENT PROPERTY. This delightful home offers a comfortable and peaceful living environment. The property benefits from having private off-street parking and a private garden for residents only. Situated just 125 metres from Clacton-on-Sea's regenerated beach and seafront, this property allows for easy access to the stunning coastal views and leisurely strolls along the promenade. The property is located within 1 mile of Clacton-on-Sea's mainline railway station. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 17'9 x 9'10 Lounge
- 7'3 x 7' Shower Room
- Electric Heating (n/t)
- Over 55's
- Communal Kitchenette & Lounge Area
- Communal Garden
- Private Parking For Residents
- Council Tax Band B
- EPC Rating C

Price £160,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to communal hallway.

COMMUNAL HALLWAY

Stair flight to the first floor. Wooden entrance door to:

ENTRANCE HALLWAY

Storage heater. Storage cupboard housing water tank. Door to:

LOUNGE

17'9 x 9'10

Storage heater. Double glazed window to rear. Opening to:

KITCHEN

Fitted kitchen suite comprising Black Matte effect square edge work surfaces with Oakwood wall mounted units with cupboards and drawers below. Inset oven. Inset hob. Inset single drainer sink unit with mixer tap. Inset fridge freezer. Inset washing machine and dryer (all appliances not tested). Tiled splashbacks.

SHOWER ROOM

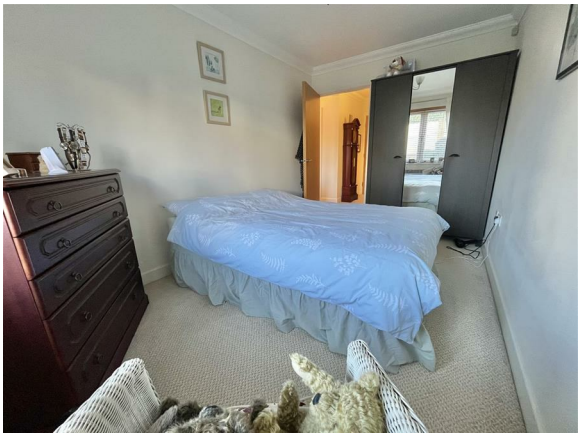
7'3 x 7'1

Three piece suite comprising low level W.C. Vanity wash hand sink basin unit with cupboards below. Step in double shower cubicle with wall mounted electric shower (not tested).

BEDROOM ONE

13'4 x 8'

Storage heater. Double glazed window to rear.



BEDROOM TWO

13'4 x 7'4

Storage heater. Double glazed window to rear.

COMMUNAL LOUNGE

COMMUNAL GARDENS

Partly paved patio area with the remainder being laid to lawn.

OUTSIDE FRONT

The property provides off street parking for residents only.

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): 106 Annual ground rent amount (£): 125 Ground rent review period (year/month): Annual service charge amount (£): 2,216.63 Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:
(Gas): Yes (Electricity): Yes (Water): Yes (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:

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 02/26 (paragraph)

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.

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883