

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



## Landseer Court, Carnarvon Road Clacton-On-Sea, CO15 6QH

Offered with a 111 year lease is this spacious TWO BEDROOM SECOND FLOOR FLAT. The property is situated around 200 metres from Clacton's beaches and sea front with the mainline railway station and town centre within quarter of a mile. In the valuers opinion the property is presented in immaculate presentation and an early inspection is advised to appreciate the accommodation on offer.

- Two Bedrooms
- 17'11 x 11'11 max Lounge
- 14'3 Kitchen/Diner
- Bathroom & Seperate W.C,
- Fully Double Glazed
- 9'10 x 4'1 Rear Balcony
- Communal Gardens & Parking
- No Onward Chain
- Approx 111 Years Remaining on Lease
- EPC Rating D



**Price £147,000 Leasehold**

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## Accommodation Comprises

The accommodation comprises approximate room sizes:

Multi panel glazed double wooden communal entrance doors with security intercom system to;

### COMMUNAL ENTRANCE HALLWAY

Stairflight and lift to all floors.

### SECOND FLOOR COMMUNAL LANDING

Glazed wooden entrance door with glazed side panelling to;

### ENTRANCE HALLWAY

Built in double airing cupboard. Two additional built in double storage cupboards. Electric night storage heater (not tested). Tiled flooring. Doors to;



### LOUNGE

17'11 x 11'11 max

Electric fire (not tested). Electric night storage heater (not tested). Double glazed windows to side and rear. Double glazed door with side double glazed feature window to;



### BALCONY

9'10 x 4'1

Concrete tiled flooring. Enclosed by railings.



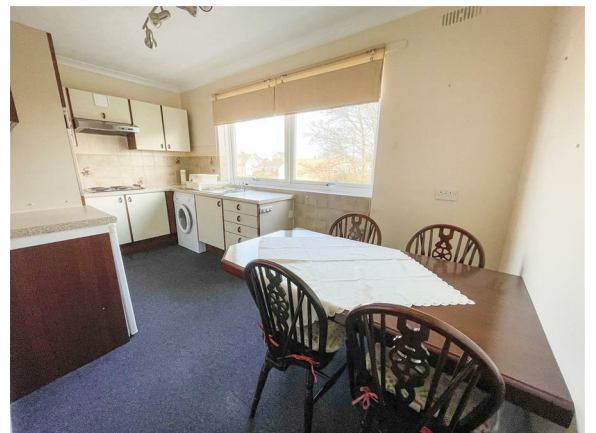
## VIEWS FROM BALCONY



## KITCHEN/DINER

14'3 x 7'8 plus recess

Fitted with a range of laminate fronted units with a wood veneer trim comprising of laminated rolled edge work surfaces with cupboards and drawers under. Inset single drainer stainless steel sink unit. Inset high level electric oven with inset four ring electric hob with fitted recirculating extractor hood above (all appliances not tested). Undercounter fridge space. Space and plumbing for washing machine. Tiled splash backs. Double glazed window to rear.



## KITCHEN AREA VIEW



### DINING AREA VIEW



### VIEWS FROM KITCHEN/DINER



### BEDROOM ONE

14'7 x 12'11 max

Built in double wardrobe. Electric night storage heater (not tested). Double glazed window to side.



## BEDROOM TWO

10'1 x 8'1

Electric night storage heater (not tested). Double glazed window to side.



## BATHROOM

Panelled bath with wall mounted electric shower over (not tested). Folding glazed shower screen. Pedestal wash hand basin. Fully tiled walls. Tiled flooring. Double glazed window to side.



## SEPERATE W.C

Low level W.C. Fully tiled walls. Tiled flooring. Double glazed window to side.



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## OUTSIDE

The property benefits from communal parking with access via gate via the Bin Store leading on to communal garden area. The communal garden area is mainly laid to lawn with array of shrubs and a communal drying area.



## COMMUNAL GARDENS



## CLACTON SEAFRONT

Clacton seafront is positioned within 200 metres.



## Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B

Length of lease (years remaining): 111 Annual ground rent amount (£): £150.00 Ground rent review period (year/month):

Annual service charge amount (£): £1434.00 (From April 2024)

Service charge review period (year/month):

Any Additional Property Charges: No

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

## JE 0222

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; £50 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.

## 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.

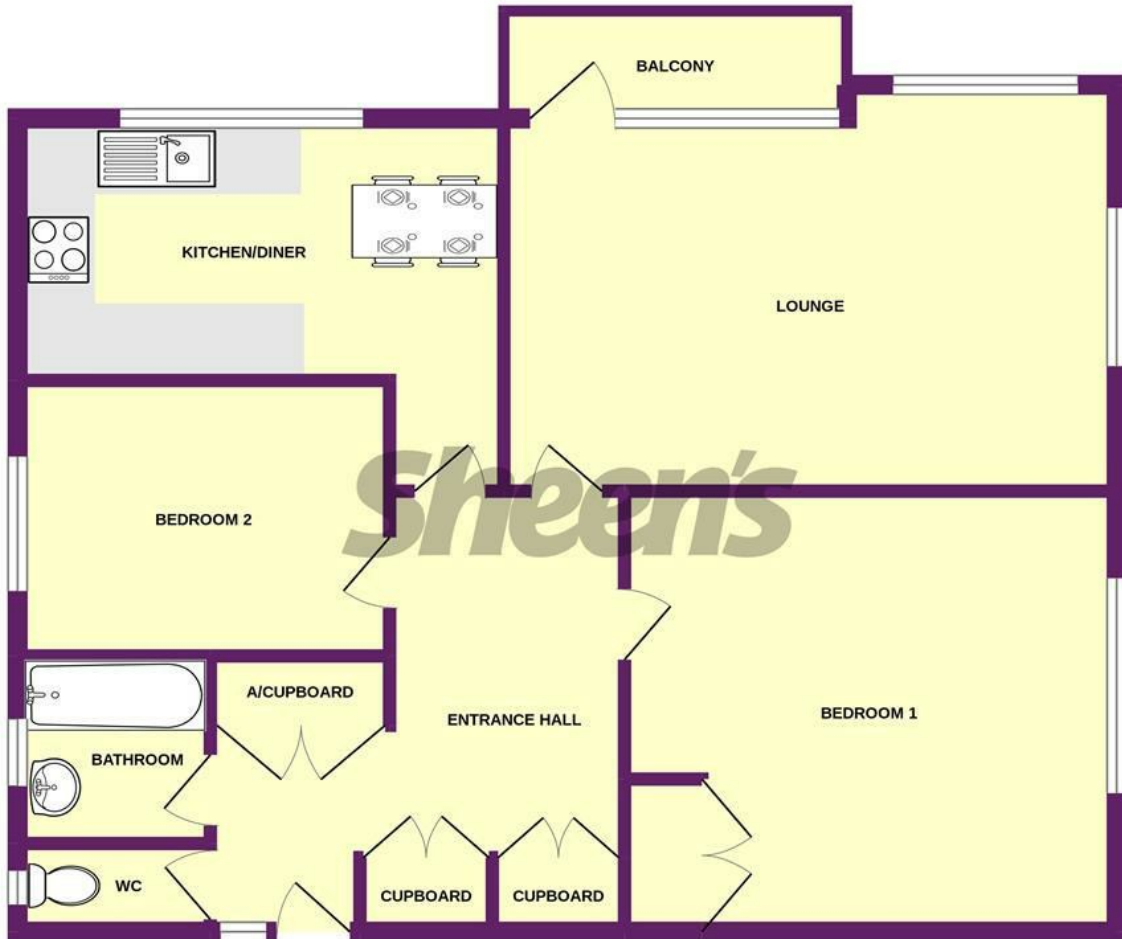
## Lease Disclaimer

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



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## SECOND 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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