



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

\*\*\*\* CASH BUYERS ONLY \*\*\*\*

Located approximately 200 metres from Clacton's beaches, Sheen's are pleased to offer for sale this TWO BEDROOM THIRD FLOOR FLAT and being offered with NO ONWARD CHAIN. The property is also conveniently situated approximately quarter of a mile of Clacton's town centre and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer

- Two Bedrooms
- 16' x 11'1 Lounge With Balcony
- 9'1 x 8'6 Kitchen
- Shower Room
- Separate W.C
- Communal Parking & Garage
- Communal Garden
- No Onward Chain
- Council Tax Band B
- EPC Rating D



**Price £115,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal door and communal entrance door with security entrance system to;

## COMMUNAL HALLWAY

Stairflight to all floors. Lift to all floors.

## FIRST FLOOR

Personal entrance door to;

## ENTRANCE HALL

Two storage heaters (no tested). Storage cupboard. Airing cupboard housing hot water cylinder (not tested). Doors to;

## LOUNGE

16' x 11'1

Double glazed window to side. Two electric storage heaters (not tested). Double glazed window to rear. Double glazed door to Balcony.



## KITCHEN

9'1 x 8'6

Comprises; Laminated rolled edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Plumbing and space for washing machine, cooker and fridge freezer. Selection of matching cream units with veneer trim at both eye and floor level. Fully tiled walls. Breakfast bar area. Double glazed window to front.





### BEDROOM ONE

13'4 max x 11'1

Double glazed window to side. Storage heater (no tested). Range of fitted wardrobes.



### BEDROOM TWO

9'6 x 9'2

Double glazed window to side. Electric storage heater (not tested). Double doors with additional single storage cupboard.



### SHOWER ROOM

Comprises; Pedestal hand wash basin. Independent shower cubicle with wall mounted electric shower (not tested). Heated towel rail. Fully tiled walls. Double glazed window to rear.



## SEPARATE W.C

Low level W.C. Fully tiled. Double glazed window to rear.



## OUTSIDE

The property benefits from communal parking and garage. Communal garden and communal drying areas.



## BA 1023

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.

## 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.

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## 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.

## Material Information (Leasehold Property)

Tenure: Leasehold

Length of lease (years remaining): 53 years

Annual ground rent amount: £35

Ground rent review period (year/month): TBC

Annual service charge amount: £1406.00 (payable as £703 every 6 months)

Service charge review period (year/month): TBC

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:



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## 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