

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

**Sheen's**  
The Action Agents



## Merstham Drive Clacton-On-Sea, CO16 8FW

Sheens is pleased to offer for sale this ONE BEDROOM SECOND FLOOR FLAT located on the popular Cann Hall development on the outskirts of the Essex coastal town of Clacton-on-Sea and being offered with NO ONWARD CHAIN. Clacton's town centre, sea front and mainline railway station are situated within one and three quarter miles. An early internal inspection is strongly recommended to appreciate the accommodation on offer.

- 13'4 x 11'0 Lounge
- 13'4 x 9'11 Bedroom
- 10'4 x 4'10 Kitchen
- Electric Heating (n/t)
- Close To Local Amenities
- Allocated Parking
- Communal Gardens
- No Onward Chain
- Council Tax Band A
- EPC Rating E



**Price £94,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door to communal entrance hall with stair flight to all floors.

Personal door to:

### HALLWAY

Storage cupboard comprising water tank (not tested). Doors to:

### KITCHEN

10'4 x 4'10

Fitted kitchen suite comprising a selection of matching wall units with cupboards floor and eye level. Laminated rolled edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Space for cooker. Space and plumbing for washing machine. Tiled splash backs.



### LOUNGE

13'4 x 11'0

Electric storage heater (not tested). Serving hatch. Double glazed window to front.



## BEDROOM

13'4 x 9'11

Electric storage heater (not tested). Double glazed window to rear. Storage cupboard.



## BATHROOM

Lower Level W/C. Pedestal hand wash sink basin. Panelled Bath with electric wall mounted shower (not tested). Extractor Fan (not tested).



## OUTSIDE FRONT



## OUTSIDE REAR

Communal gardens. Allocated parking space.



## EH 11/23

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.

## Material Information (Leasehold Property)

Tenure: Leasehold

Length of lease (years remaining): 79

Annual ground rent amount (£): 50 every 6 Months

Ground rent review period (year/month):

Annual service charge amount (£): 0

Service charge review period (year/month): 0

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Yes

(Telephone & Broadband):

Non-Standard Property Features To Note:

## 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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### 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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