



## Regency Lodge, Elmden Court Clacton-On-Sea, CO15 3TY

Offered with No Onward Chain is this ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT for the Over 55's. The property is positioned within quarter of a mile of local amenities in Great Clacton with Clacton's town centre, sea front and mainline railway station around one mile away. An early viewing is advised to appreciate the accommodation on offer.

- One Bedroom
- 16'6 max x 10'11 Lounge/Diner
- 7'2 Fitted Kitchen
- Three Piece Modern Shower Room
- Electric Heating (n/t)
- Communal Parking
- No Onward Chain
- Over 55's Complex
- Council Tax Band A
- EPC Rating C



**Price £60,000 Leasehold**

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## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed communal entrance door with security intercom system to:

### COMMUNAL ENTRANCE HALLWAY

Stair flight and lift to all floors. First floor landing with private entrance door to Entrance Hallway.



### ENTRANCE HALLWAY

Wood effect flooring. Security intercom system. Large storage cupboard. Wal mounted electric heater (not tested). Doors to:

### BEDROOM

11'6 x 9'7

Built in wardrobe. Double glazed window to rear overlooking communal gardens and parking area.





## SHOWER ROOM

Fitted with a modern three piece white suite. Comprises shower cubicle with wall mounted electric shower unit over (not tested). Vanity wash hand basin with cupboards below. Low level W.C. Fully tiled walls. Extractor fan (not tested). Ceiling mounted Triton personal Body Dryer unit (not tested).



## LOUNGE/DINER

16'6 into bay x 10'11

Electric night storage heater (not tested). Double glazed bay window to rear. Wood effect flooring to dining area. Open access to Kitchen.



## ALTERNATE VIEW OF LOUNGE/DINER



## VIEW TO REAR FROM LOUNGE/DINER



## KITCHEN

7'2 x 5'7

Fitted with a range of white gloss fronted units. Comprising laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset circular sink unit with mixer tap. Inset four ring electric hob with concealed extractor hood above (not tested). Fridge/Freezer space. Tiled splash backs.



## OUTSIDE

The property benefits from communal garden & drying areas. Communal parking areas to the rear of building.



## COMMUNAL LAUNDRY



## COMMUNAL PARKING AND GARDEN AREAS



## GREENSWARD PLAYING FIELD OPPOSITE REGENCY LODGE

Regency lodge is located opposite Knox field playing field and greensward.





## Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: A

Length of lease (years remaining): The Lease will be surrendered with a new 99 year lease being issued

Annual ground rent amount (£): TBC Ground rent review period (year/month): TBC Annual service charge

amount (£): Approx £2376 (198 pcm - 2023 Figures)

Service charge review period (year/month): Every April

Any Additional Property Charges: No

Services Connected:

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

Non-Standard Property Features To Note: No

## JE 1123

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.

## 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.

## 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.



## FIRST FLOOR



REGENCY LODGE, KNOX ROAD, CLACTON-ON-SEA, ESSEX, CO15 3TY

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**  
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