



Marine Court, Marine Parade West Clacton-On-Sea, CO15 1ND

***** BUY TO LET INVESTMENT
***** Being sold with a tenant in situ. Offering Sea Front and Bowling Green views is this **TWO DOUBLE BEDROOM FIRST FLOOR FLAT**. The property benefits from a garage to the rear of the block as well as the remainder of a 999 year Lease. The property has undergone a programme of modernisation by the current vendor over recent years.

- Two Double Bedrooms
- 15'3 x 12'4 Lounge
- 10'3 Modern Fitted Kitchen
- Modern Bathroom Suite
- Gas Central Heating (n/t)
- Sea Front Views
- Garage In Block
- Buy to Let Investment
- Remainder of 999 Year Lease
- EPC Rating C

Price £160,000 Leasehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden communal entrance door with security intercom system to;

COMMUNAL ENTRANCE HALLWAY

Stairflight to all floors.

FIRST FLOOR

Personal entrance door to;

ENTRANCE HALLWAY

Two built in storage cupboards. Radiator. Wood effect laminated flooring. Doors to;



LOUNGE

15'3 x 12'4

Wood effect laminated flooring. Two radiators. Double glazed windows to rear. Double glazed window to side with views across road to bowling green and seafront beyond.



VIEWS FROM LOUNGE



KITCHEN

10'3 x 7'6

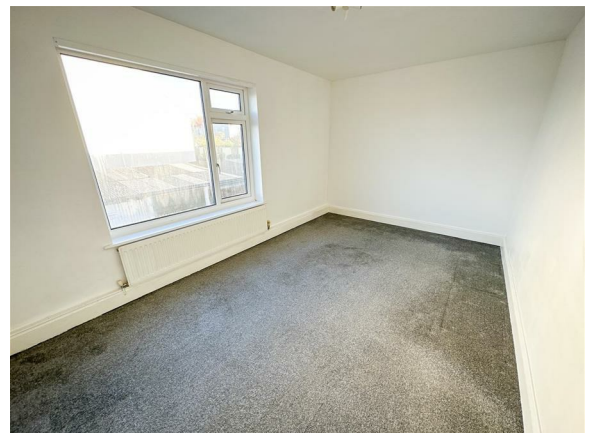
Fitted with a range of white gloss laminate fronted units comprising of square edge granite effect work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring electric ceramic hob with inset electric oven below and stainless steel extractor hood above (appliances not tested). Fridge freezer space. Space and plumbing for washing machine. Concealed gas boiler serving hot water and central heating system. Tiled flooring. Radiator. Double glazed window to side.



BEDROOM ONE

13'6 x 9'3

Radiator. Double glazed window to rear.



BEDROOM TWO

12'2 x 9'11

Radiator. Double glazed window to front with views across road to bowling green and seafront beyond.



BATHROOM

Fitted with a modern white suite comprising of; Panelled bath with mixer tap and shower attachment with glazed shower screen. Pedestal wash hand basin. Low level W.C. Chrome effect heated towel rail. Extractor fan (not tested). Fully tiled walls. Tiled flooring. Double glazed window to side.



OUTSIDE

The property benefits from a garage located to the rear of the property. Communal front and side gardens which are laid to lawn with shrub borders.

CLACTON SEA FRONT

The property is located in Marine Court which is directly across from Clacton Sea Front.



Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B

Length of lease (years remaining): 961 Annual ground rent amount (£): 0 Ground rent review period (year/month): n/a

Annual service charge amount (£): £955.00 Service charge review period (year/month): April

Any Additional Property Charges:

Services Connected:

(Gas): Yes (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.

Agents Note

The photo's were taken prior to current tenant taking residence.

Particular Disclaimer

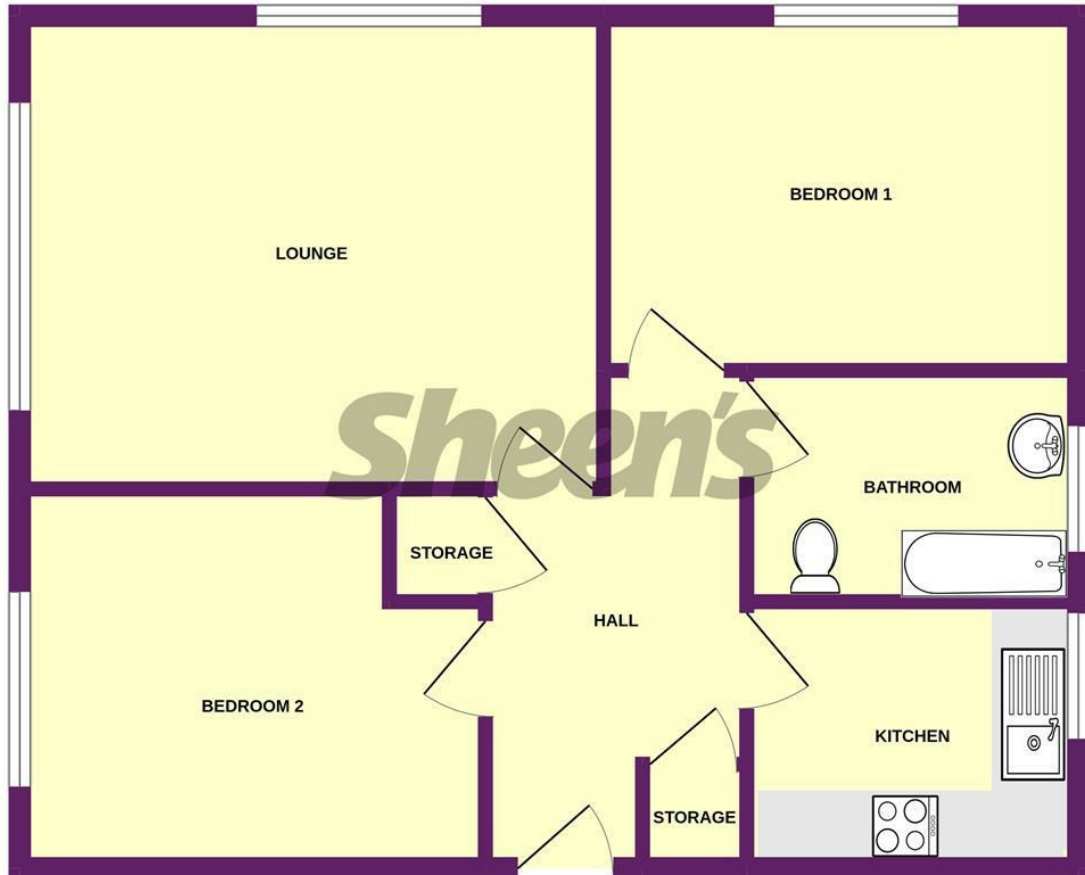
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Lease Disclaimer

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



FIRST 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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