

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



## Imperial Court, Marine Parade West Clacton-On-Sea, CO15 1LD

Having been impressively modernised over recent years is this ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT benefiting from your own PRIVATE DOUBLE LENGTH 21' BALCONY providing DIRECT SEA VIEWS. Imperial Court was built by McCarthy and Stone circa 2004 for the Over 60's and benefits impressive communal Lounge and Laundry facilities. Located along Clacton-on-Sea's sea front with its sandy beaches, the property is within just a quarter of a mile of the town centre and recently regenerated Pier. An internal inspection is highly advised to appreciate the accommodation and Décor on offer.

- 17'4 x 9'2 Bedroom
- 21' Balcony with Panoramic Sea Views
- 19'4 Lounge/Diner
- 8'6 Modern Open Plan Kitchen
- Three Piece Bathroom Suite
- Double Glazed Windows
- Direct Sea Views
- Communal Lounge, Laundry & Guest Suite
- Over 60's Retirement Complex
- Council Tax Band C - EPC Rating B



**Price £149,995 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/LOUNGE

Open plan Communal Entrance Hall/Lounge. Open plan Communal Hall/Lounge Seating Area. Open access to corridors, lift and stair flight to all floors. Access to Communal Laundry Facilities.



### FIRST FLOOR COMMUNAL LANDING

Private wooden entrance door to;

### ENTRANCE HALLWAY

Walk-in storage cupboard. Additional walk-in airing cupboard. Security intercom system. Doors to;





## BEDROOM

17'4 max x 9'7 max

Electric night storage heater (not tested). Built in Mirror fronted wardrobes, Double glazed sash style window to front with views over balcony and road to sea front.



## VIEWS FROM BEDROOM



## BATHROOM

Fitted with a three piece suite. Comprises panel bath with mixer tap. Integrated shower over bath with glazed shower screen. Low level Bidet W.C. Vanity wash hand basin with cupboards below. Fully tiled walls. Heated towel rail (not tested). Extractor fan (not tested).





## BALCONY

21' x 3'3

Decorative balcony railings. Affording panoramic sea front views across road.



## LOUNGE/DINER

19'4 x 10'8 max

Double glazed French style doors to Balcony. Open access to Kitchen.



LOUNGE AREA VIEW





ALTERNATE VIEW OF LOUNGE/DINER



DINING AREA VIEW



## KITCHEN

8'6 max x 7'7

Fitted with a modern white high gloss fronted units. Square edge light Onyx style work surfaces with matching splash backs. Cupboards and drawers below. Range of wall mounted units. Inset one and a half bowl sink unit with mixer tap with water filter. Integrated tall fridge/freezer. Inset dual ring induction hob with black glass designer extractor hood above. High level electric oven and combination microwave (all appliances not tested). Low level Under counter lighting. Corner display shelving. Double glazed sash window to front with views across balcony over road to sea front beyond.



## VIEWS FROM KITCHEN



## COMMUNAL LAUNDRY FACILITIES

Usage of these facilities are included in the service charge.





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## OUTSIDE -

The property benefits from rear communal garden and seating areas. Communal parking bay to rear of the block accessed via Alton Road.



## CLACTON SEA FRONT



### Material Information (Leasehold Property)

Tenure: Leasehold

Length of lease (years remaining): 106 Years

Annual ground rent amount (£): £384.00

Ground rent review period (year/month):

Annual service charge amount (£): £1350 every 6 months

Service charge review period (year/month):

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: -

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## BA 0324

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.

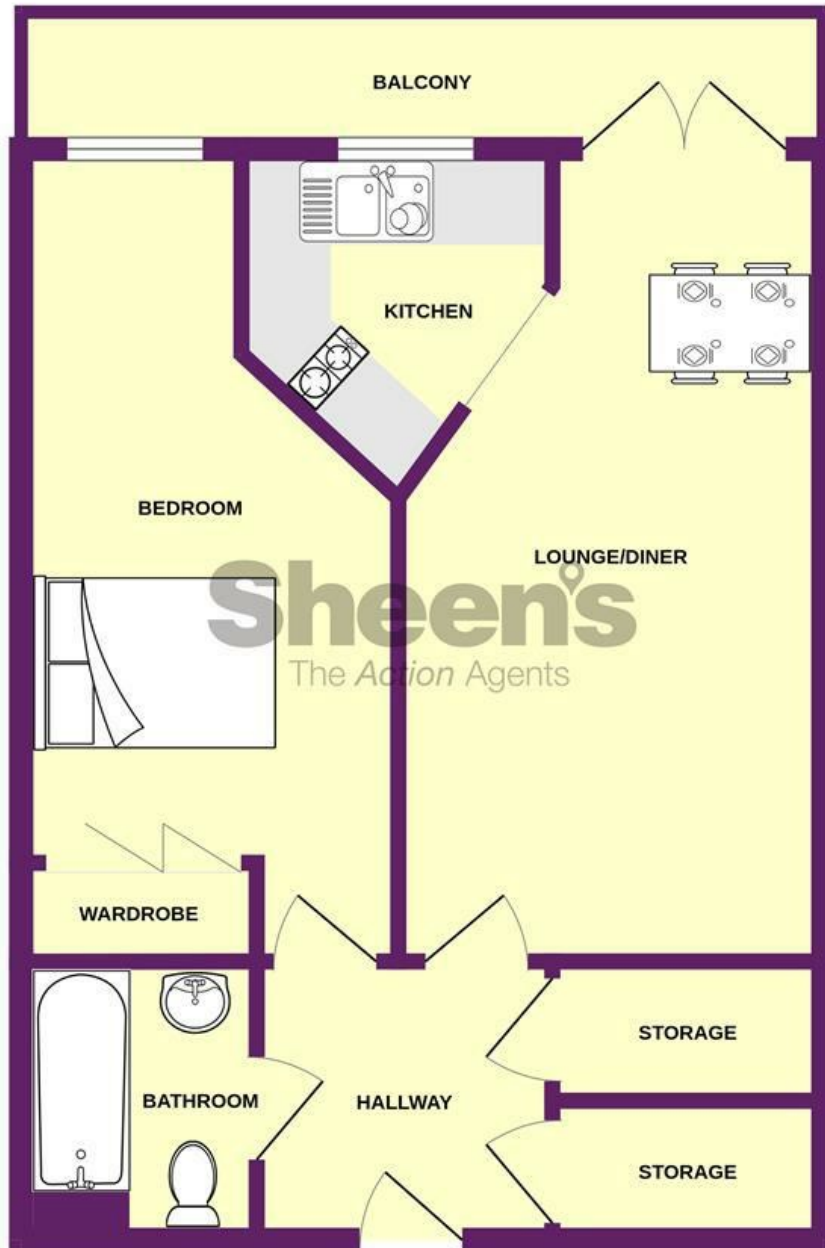
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients 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.



## 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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