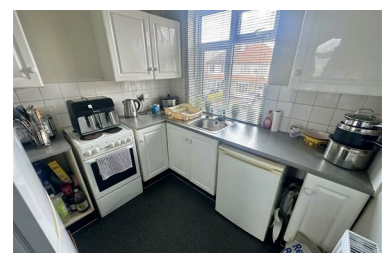




Beaumont Avenue Clacton-On-Sea, CO15 3EX

Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM FIRST FLOOR MAISONETTE located in Clacton-on-Sea. The property benefits from having its OWN ALLOCATED REAR GARDEN as well as the choice of being sold with the CURRENT TENANT IN SITU. The property is situated within three quarters of a mile of Clacton-on-Sea's town centre, sea front and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- 12' x 11' Bedroom
- 12' x 10'10 Lounge
- 8' x 7'9 Kitchen
- Shower Room
- Fully Double Glazed
- Air Source Heat Pump Heating (n/t)
- Own Allocated Rear Garden
- Council Tax Band A
- EPC Rating C



Price £112,500 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALLWAY

Starlight to:

FIRST FLOOR LANDING

Loft access. Radiator. Double glazed window to side. Door to:



LOUNGE

12' x 10'10

Radiator. Double glazed window to front.



KITCHEN

8' x 7'9

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Space for cooker. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Part tiled. Radiator. Double glazed window to front.



BEDROOM

12' x 11'

Built in airing cupboard housing heating system (not tested). Two double glazed windows to rear.



SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Step in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Double glazed window to rear.



OUTSIDE

Own allocated Rear Garden. Enclosed by panelled fencing. Laid to lawn.



BA 04/24

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): 98

Annual ground rent amount (£): Nothing to pay

Ground rent review period (year/month):

Annual service charge amount (£): Nothing to pay

Service charge review period (year/month):

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): N/a

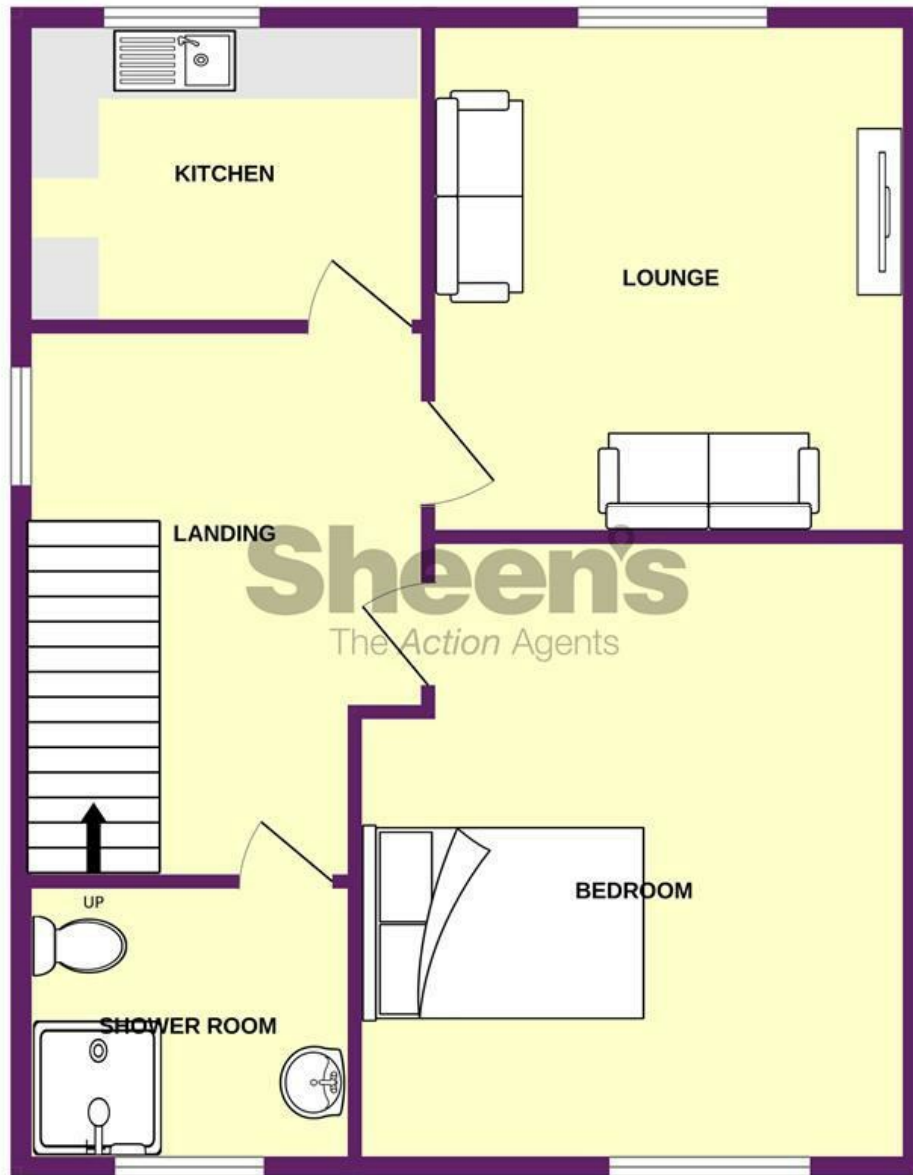
Non-Standard Property Features To Note: N/A

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.



1ST 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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The Action Agents