

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

Sheen's
The Action Agents



Rosemary Crescent Clacton-On-Sea, CO15 1UH

Sheens Estate Agents are pleased to offer for sale this SPACIOUS THREE BEDROOM FIRST FLOOR FLAT located in the heart of Clacton-on-Sea's town centre. The property is positioned within 200 metres of Clacton-on-Sea's recently regenerated beaches and seafront and offers the choice of being sold with the CURRENT TENANT IN SITU. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 15'7 x 12'1 Lounge
- 12'6 x 8'4 Kitchen
- Bathroom Suite
- Separate W.C
- Majority Double Glazed
- Gas Central Heating (n/t)
- Close To Seafront
- Council Tax Band B
- EPC Rating C



Price £117,500 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

ENTRANCE HALL

Radiator. Doors to;

LOUNGE

15'7 x 12'1

Radiator. Double glazed window to front.



KITCHEN

12'6 x 8'4

Fitted kitchen suite comprising; Laminated rolled edge surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Space and plumbing for washing machine. Space for fridge and freezer. Space for cooker. Selection of matching wall units with cupboards and drawers at both eye and floor level. Part tiled. Double glazed window to rear.



INNER HALL

Two storage cupboards. Doors to;

BEDROOM ONE

12'7 x 12'5

Radiator. Storage cupboard housing wall mounted gas combination boiler (not tested). Double glazed window to side.



BEDROOM TWO

15'8 x 11'5

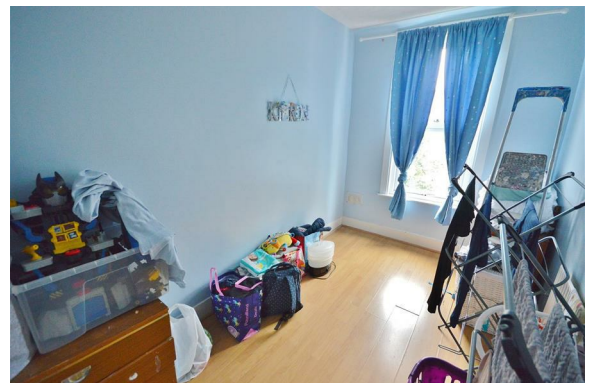
Radiator. Double glazed window to front.



BEDROOM THREE

12'2 x 7'11

Radiator. Double glazed window to front.



BATHROOM

Comprises; Pedestal hand wash sink basin. Panelled bath with wall mounted shower-head above. Part tiled.



SEPARATE W.C

Comprising; Low level W.C. Glazed window to front.

OUTSIDE

Access via rear of block. Stairs leading to first floor.



BA 0524

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 Council Tax Band: B

Length of Lease (years remaining): 141 Annual ground rent amount (£): £50.00 Ground rent review period (year/month): Annual service charge amount (£): £1084.33 Service charge review period (year/month): September

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:

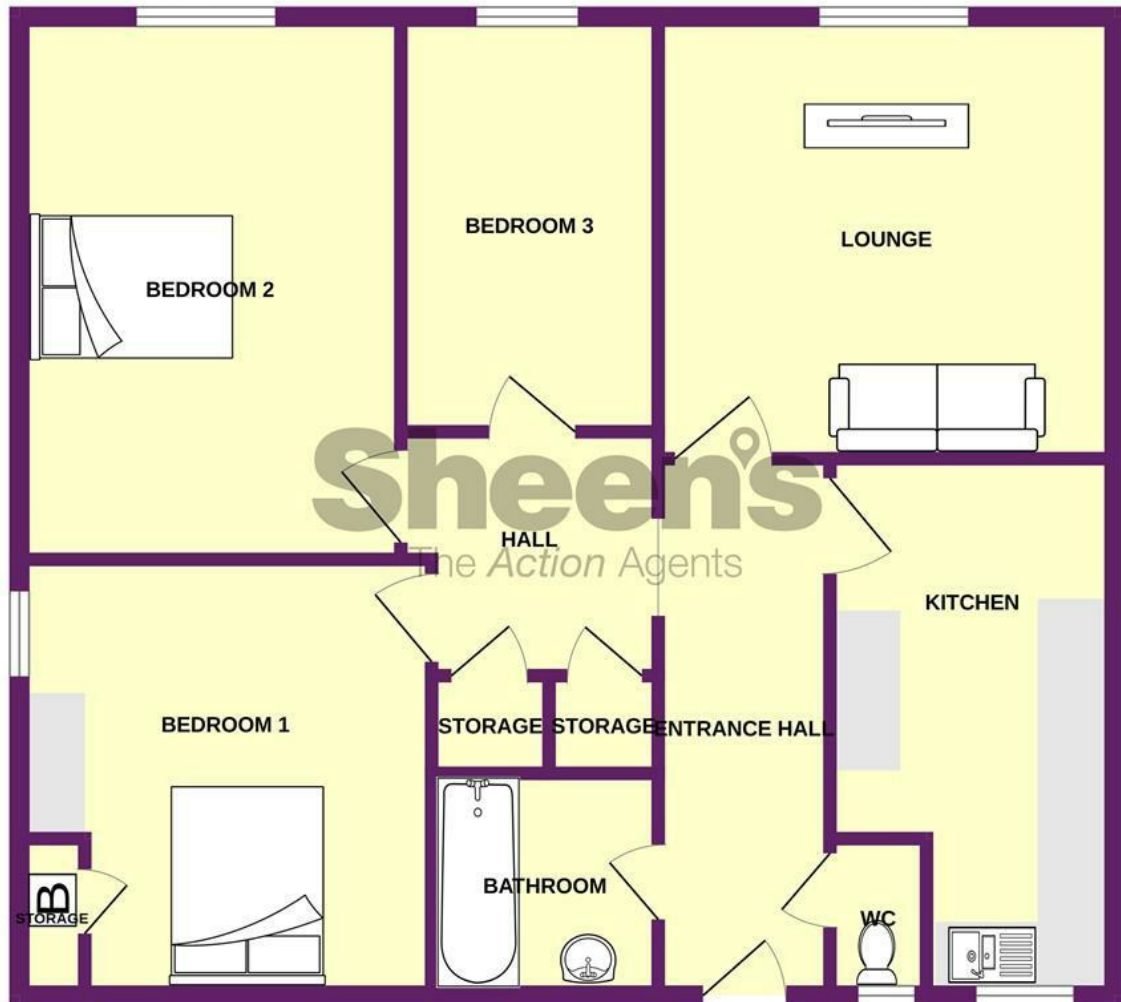
Particular Disclaimer

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.
Made with Metropix ©2024

Selling properties... not promises

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

Sheen's
The Action Agents