



## Kelvedon Court, Ferndale Close Great Clacton, CO15 4TP

Situated in the popular Great Clacton area is this spacious ONE BEDROOM FIRST FLOOR MAISONETTE offered with No Onward Chain. Brook Retail & Country Park are located within quarter of a mile with Clacton's town centre, sea front and mainline railway station around one and three quarter miles away. The property has approximately 65 remaining on the lease. An early inspection is advised to appreciate the good size accommodation and décor on offer.

- 11'6 x 10'5 Bedroom
- 14'6 x 11'5 Lounge/Diner
- 9'4 x 7'10 Fitted Kitchen
- Luxury Modern Four Piece Bathroom
- Gas Central Heating (n/t)
- Communal Parking & Garden Areas
- Approx 65 Years Remaining on Lease
- Viewing Advised
- No Onward Chain
- EPC Rating TBC & Council Tax A



**Price £108,000 Leasehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance double glazed entrance door to:

### ENTRANCE LOBBY

Built in storage cupboard housing Electric Central Heating boiler (currently not in use as using as Gas Combination boiler in use instead). Stair flight to first floor.

### ENTRANCE HALLWAY

Loft access. Radiator. Doors to:

### BEDROOM

11'6 x 10'5 max

Radiator. Double glazed window to rear.



### BATHROOM

8'8 x 7'9

Fitted with a luxury four piece modern bathroom suite. Comprises independent shower cubicle. Panel bath. Concealed cistern low level W.C. Vanity wash hand basin with storage drawers below. Stone tiled splash backs. Tall modern designer radiator. Fitted storage cabinets. Sunken spot lights. Double glazed window to front.



## LOUNGE/DINER

14'6 x 11'5

Radiator. Double glazed window to front. Door to:



## KITCHEN

9'4 x 7'10

Fitted with a modern kitchen. Comprises a range of Shaker style laminate fronted units. Wood effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic electric hob with under counter electric oven and fitted extractor hood above (appliances not tested). Under counter Fridge & Freezer spaces. Space and plumbing for washing machine and dishwasher. Wall mounted gas combination boiler (not tested). Wood panelling style splashbacks. Tiled effect flooring. Double glazed window to rear.



## OUTSIDE - COMMUNAL GARDENS & PARKING

Lawned communal garden and drying areas. Hardstanding area providing communal parking.



## Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: A

Length of lease (years remaining): Approx 65 Years Annual ground rent amount (£): £80 PA Ground rent review period (year/month): TBC Annual service charge amount (£): £1493 PA Service charge review period (year/month): Yearly

Any Additional Property Charges: No. Buildings Insurance Included with Maintenance Charge

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note:

## JE 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.

## 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.

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## 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

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

**Sheen's**  
The Action Agents