



## Grosvenor Court, Rosemary Road Clacton-On-Sea, CO15 1NY

\*\*\*GUIDE PRICE £140,000-  
£150,000\*\*\*

This TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT at 'Grosvenor Court' along Clacton's sea front offers spacious accommodation throughout. The property is conveniently positioned to enjoy the sea front close by and benefits of being on the fringe of the town centre with the mainline railway station with direct links to London Liverpool Street being around quarter of a mile away. An early internal inspection is strongly advised to appreciate the property and views on offer.

- Two Double Bedrooms
- Close To Sea Front
- 19'7 max. Lounge
- 9'8 max. Modern Fitted Kitchen
- Modern Shower Room
- Electric Heating (n/t)
- Double Glazed Windows
- Allocated Under Cover Parking Space
- No Onward Chain
- EPC Rating D & Council Tax C



**Guide Price £140,000 Leasehold**



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## Accommodation Comprises

The accommodation comprises approximate room sizes:

Glazed communal entrance doors at both front and rear of building with security intercom systems to:

## COMMUNAL ENTRANCE HALLWAY

Stair flight and lift to all floors. Private wooden entrance door to:



## ENTRANCE HALLWAY

Wall mounted marble effect electric panel heater (not tested). Wide open access to Lounge. Open access to Kitchen. Built in airing cupboard. Doors to Bedrooms & Shower Room.

## LOUNGE

19'7 into bay x 12'8 nar 9'4

Feature fire surround with inset electric fire (not tested). Double glazed day window to front.



## VIEWS TO FRONT

Views to front overlooking road.



## KITCHEN

9'8 x 8'5 nar 5'2

Fitted with a range of white gloss fronted units. Granite effect laminate 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 taps. Inset four ring electric ceramic hob with part glazed stainless steel extractor hood above, Inset high level oven. Integrated slimline dishwasher (all appliances not tested). Tall fridge/freezer space. Space and plumbing for washing machine. Tiled splash backs.



## BEDROOM ONE

15'8 x 10'11 nar 8'5

Wall mounted marble effect electric panel heater (not tested). Range of fitted bedroom furniture including wardrobes, cupboards over bed space and drawers/dresser. Two double glazed windows to front.



## BEDROOM TWO

16' x 10'10 nar 8'7

Fitted sliding wardrobes. Wall mounted marble effect electric panel heater (not tested). Two double glazed windows to front.



## SHOWER ROOM

8'6 x 6'5 max

Fitted with a modern three piece shower suite. Comprises corner shower cubicle. Low level W.C. Pedestal wash hand basin. Fully tiled walls. Wooden panel flooring. Extractor fan (not tested). Chrome effect electric towel rail (not tested).



## OUTSIDE -

The property benefits from an allocated under cover parking space to the rear of the building. Small front communal lawned garden with borders.





## CLACTON SEA FRONT

Clacton's regenerated beaches and sea front are located directly across the road and greensward from Grosvenor Court.



## Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: C

Length of lease (Approx 88 years remaining): Annual ground rent amount (£): £0 Ground rent review period (year/month): Annual service charge amount (£): £1685 Service charge review period (year/month):

Any Additional Property Charges: No

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

## 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.

## 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.

## JE 0624

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.

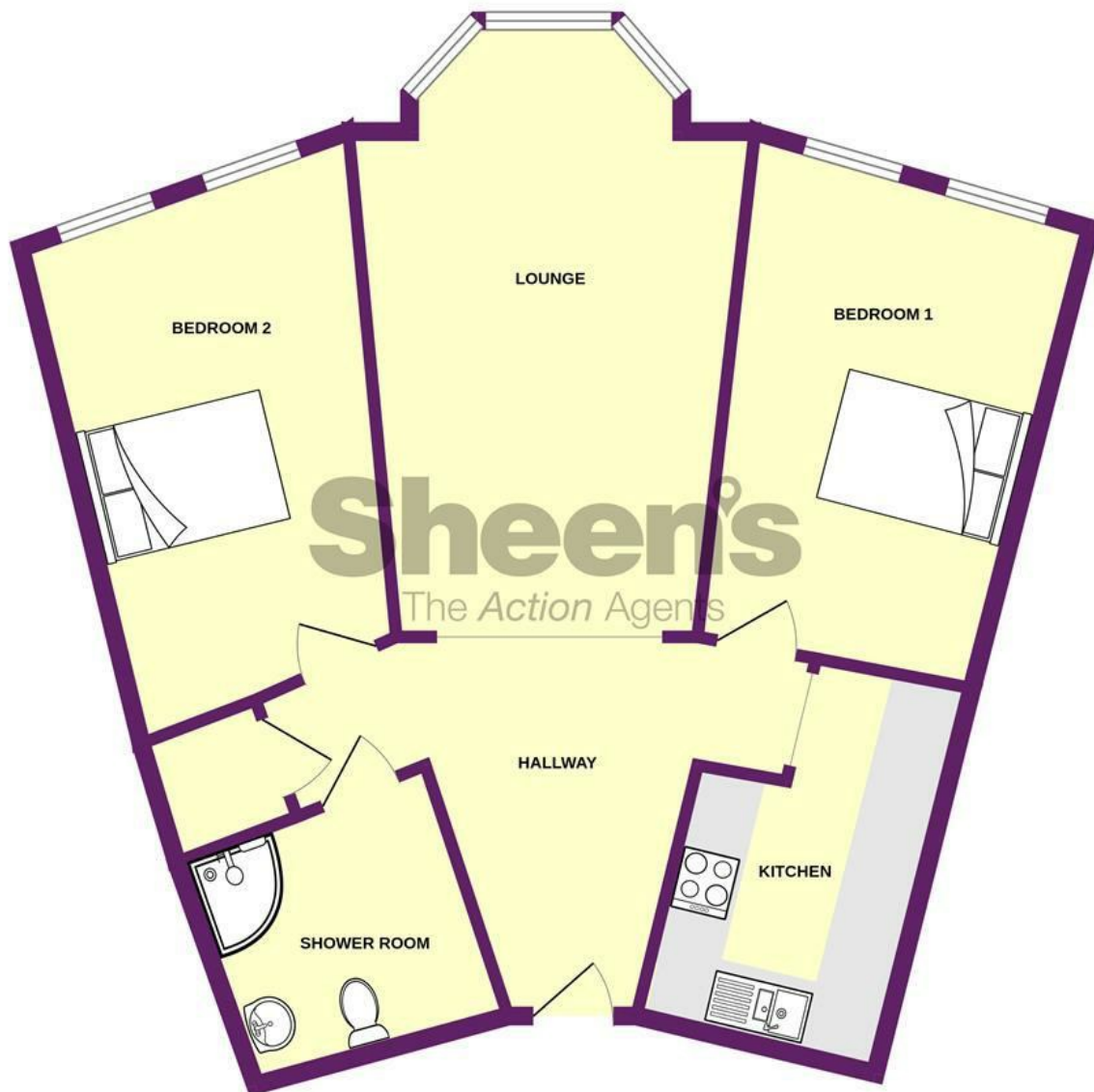
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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

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