



Page Road Clacton-On-Sea, CO15 3AE

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM GROUND FLOOR MAISONETTE, with its OWN PRIVATE GARDEN. The property is located just outside the town centre, so local amenities such as the train station and seafront are just a short walk away.

- Two Bedrooms
- 11'9 Lounge
- 11'8 Modern Kitchen
- White Bathroom Suite
- Double Glazed Windows
- Gas Central Heating (n/t)
- Private Rear Garden
- Council Tax Band A
- EPC Rating D



Price £120,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed entrance door to;

ENTRANCE PORCH

Double glazed windows to side and rear. Further part glazed door leading to;

KITCHEN DINER

11'9 x 10'10

Modern fitted kitchen comprising; Oak effect work surfaces with inset butler sink. Inset five ring gas hob with oven under (not tested). Integrated undercounter fridge and freezer. Tiled splash backs. Selection of matching modern units at both eye and floor level. Tiled flooring. Double glazed patio doors leading to garden. Double glazed window to side. Open access to;



LOUNGE

11'9 x 10'10

Double glazed window to side. Radiator. Door to;



INNER LOBBY

Storage area. Radiator. Doors to;

BEDROOM ONE

14'9 into bay x 12'9

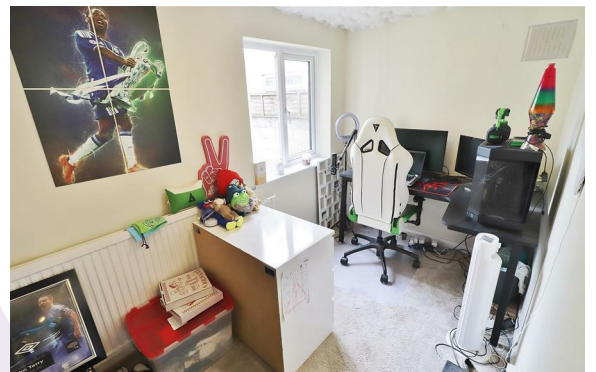
Double glazed bay window with fitted shutter blinds. Radiator.



BEDROOM TWO

10'10 x 6'1

Double glazed window to rear



BATHROOM

Modern white suite comprising; low level W.C. Wall mounted hand wash basin. Panelled bath with shower over (not tested). Heated towel rail. Fully tiled walls and floor.



PRIVATE REAR GARDEN

Enclosed private rear garden being mainly laid to lawn and enclosed by panelled fencing. Raised deckign area.



Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: A

Length of lease (years remaining):66 Annual ground rent amount (£): Ground rent review period (year/month):

Annual service charge amount (£): Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

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

Non-Standard Property Features To Note: The owner has informed us that the Freeholder also owns the first floor apartment in the building and hasn't been charging for ground rent, maintainance or insurance.

LE 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.

Particular Disclaimer

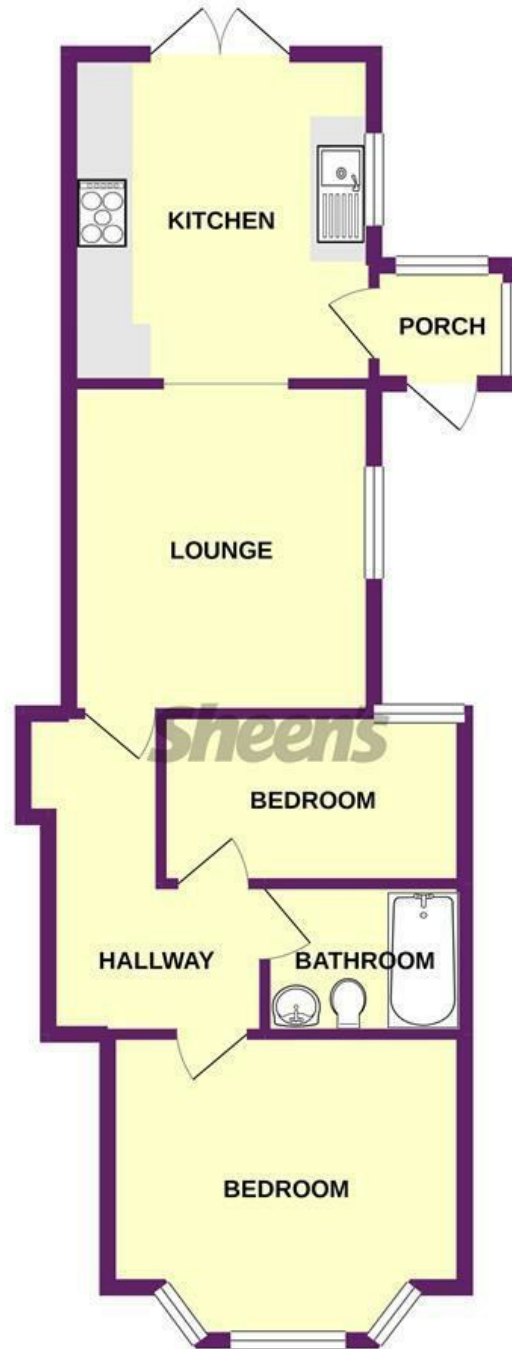
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes 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 ©2021.

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