Elmden Court
Clacton-On-Sea, CO15 3TX

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM OVER 55'S BUNGALOW which is being offered with a 99 year lease. Clacton-on-Sea's mainline railway station is situated within three quarters of a mile away with Clacton-on-Sea's sea front and town centre within one and a quarter miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 19'1 x 9'6 Lounge
- 9'8 x 9'6 Kitchen
- Over 55's
- Communal Gardens
- Gas Central Heating (n/t)
- Council Tax Band A
- Close To Shops
- 99 Year Lease
- EPC Rating C

Price £130,000 Leasehold

OUTSIDE FRONT

LOUNGE

19'1 x 9'6

Double glazed window to front. Radiator.

KITCHEN

9'8 x 9'6

Fitted with a selection of panelled fronted units. Comprises of square edged laminated work surfaces. Cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Extractor fan (not tested). Radiator. Double glazed window to rear. Double glazed door to rear.

BEDROOM TWO

10'3 x 9'5

Double glazed window to front. Radiator. Cupboard housing gas boiler (not tested).
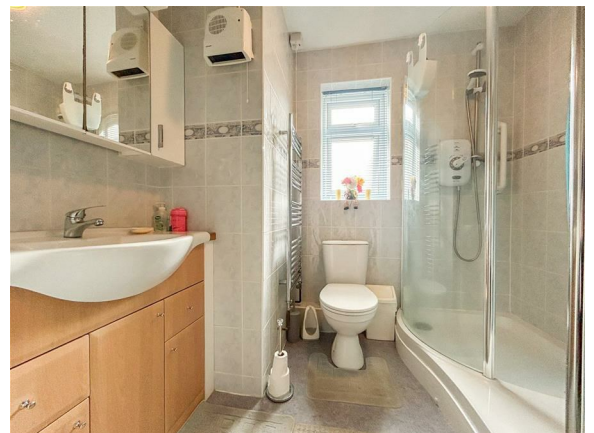
BEDROOM ONE

10'9 x 9'6

Double glazed window to rear. Radiator.

BATHROOM

Comprising; Low level W/C. Vanity hand wash basin. Corner shower cubical with wall mounted shower unit (not tested). Heated chrome towel rail. Double glazed window to side.

OUTSIDE REAR

Communal gardens. Storage shed.

EH 07/24

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
Council Tax Band: A
Length of lease (years remaining): 99 years
Annual ground rent amount (£): N/a
Ground rent review period (year/month): n/a
Monthly service charge amount (£197.09):
Service charge review period (year/month):

Any Additional Property Charges:

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

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.

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.

BEDROOM 1

KITCHEN

BATHROOM

HALLWAY

CUPBOARD

LOUNGE

BEDROOM 2

PORCH

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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Sheen's
The *Action* Agents

The Property Ombudsman SALES

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