



## Victory Court, Nelson Road Clacton-On-Sea, CO15 1GA

Located in this Exclusive sea front development built Circa 2006, is this TWO BEDROOM FIRST FLOOR APARTMENT which benefits from a Front Facing Balcony giving elevated panoramic sea views over Clacton's sea front. It is in the valuer's opinion that an Internal Inspection is highly recommended to appreciate the views and accommodation on offer.

- Two Bedrooms
- Curved Front Balcony
- Panoramic Sea Front Views
- 14'7 x 13' Lounge/Diner
- 12'1 Modern Fitted Kitchen
- 9'6 Modern Fitted Shower Room
- Electric Heating (n/t)
- Allocated Parking Space
- Viewing Advised
- EPC Rating D. Council Tax Band D



**Price £260,000 Leasehold**

## COVID-19 VIEWING ADVICE

Following the lifting of restrictions on 19th July 2021 across England, we will be observing the new guidance issued by both the government and our governing body Propertymark. Given property appointments are in an enclosed environment, we would encourage our customers to continue to wear face masks and observe social distancing to respect the safety of our staff and vulnerable clientele. Our offices will continue to be open for visits and protective screens will remain in place. We would continue to ask you to try and keep the number of people attending the appointment to a minimum and continue to sanitise your hands before and after each appointment.

So whilst further restrictions are eased, we would appreciate your continued help and cooperation as we continue to move forwards out of this pandemic.

Please inform us immediately if you, your household, or anyone you have been in contact with have been unwell, are self isolating, showing any symptoms of Covid 19, so that we may cancel and reorganise.

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal double glazed entrance door with security intercom system to:

## COMMUNAL ENTRANCE HALLWAY

Lift and stair flight to all floors. Further Double glazed door from communal areas leading to rear Entrance Balcony.



## LIFT TO ALL FLOORS



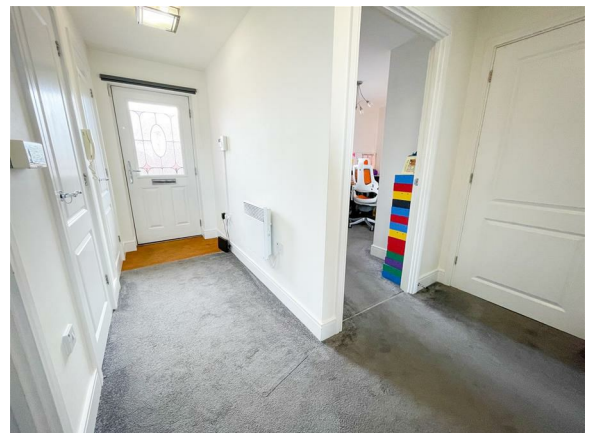
### REAR ENTRANCE BALCONY

Quarry tiled flooring. Enclosed by metal railings. Sole access to Flat 6 Double glazed entrance door leading onto:



### ENTRANCE HALLWAY

Built in storage cupboard. Additional built in airing cupboard housing hot water cylinder (not tested). Wall mounted electric heater (not tested). Doors to:



### LOUNGE/DINER

14'7 x 13'

Wall mounted electric heater (not tested). Double glazed window and double glazed French style doors to front balcony with direct sea front views across road.



ALTERNATE VIEW OF LOUNGE/DINER



## FRONT CURVED BALCONY



## FITTED KITCHEN

12'1 x 7'1 plus recess

Fitted with a range of cream gloss laminate fronted units. Granite square 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. Space and plumbing for washing machine and slimline dishwasher. Inset high level stainless steel double oven with inset four ring Induction hob. Stainless steel splashback and extractor hood above (all appliances not tested).



### ALTERNATE VIEW OF KITCHEN



### BEDROOM ONE

11'1 x 10'3 plus recess

Built in mirror fronted sliding wardrobes. Wall mounted electric heater (not tested). Double glazed French style doors to front balcony with direct sea front views across road.



### BEDROOM TWO

11'2 x 5'9 plus recess

Wall mounted electric heater (not tested). Double glazed window to rear.



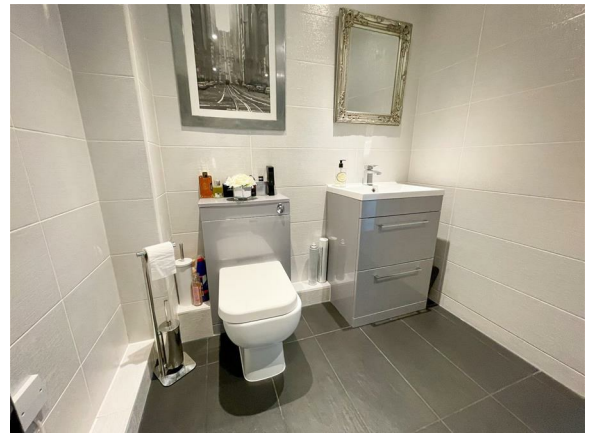
## SHOWER ROOM

9'6 x 6'3

Fitted with a modern three piece shower suite. Comprises large walk in shower cubicle with glazed shower screen and wall mounted shower. Vanity wash hand basin with storage drawers below. Concealed cistern low level W.C. Chrome effect heated towel rail (not tested). Fully tiled walls. Tiled flooring. Sunken spotlights. Extractor fan (not tested).



## ALTERNATE VIEW OF SHOWER ROOM



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## OUTSIDE -

The property benefits from an allocated parking space to the rear of the building which can be accessed via Nelson Road with communal lawn and shrub borders. The property also has use of a communal brick built bike shed and access to the brick built refuse areas.





## CLACTON SEA FRONT

Victory Court is located directly opposite Clacton Sea Front and Greenswards.



## 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.

Lease Length: 107 years

## JE 0722

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; £50 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: D

Length of lease (years remaining): 108 Annual ground rent amount (£): n/a Ground rent review period (year/month): n/a Annual service charge amount (£): £2000 TBC Service charge review period (year/month): TBC

Any Additional Property Charges:

Services Connected:

(Gas): No (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

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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