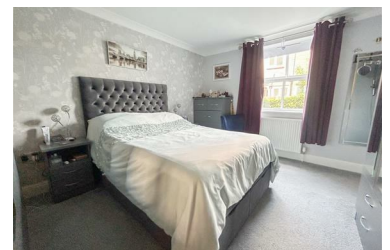




## The Anchorage, Marine Parade West Clacton-On-Sea, CO15 1LT

Sheens Estate Agent's are please to offer this TWO BEDROOM GROUND FLOOR FLAT with Sea Views over Clacton-on-Sea's seafront and along Marine Parade East. The property is approximately half a mile from Clacton's town centre and mainline railway station. An early inspection is advised to appreciate the decor and views on offer.

- Two bedrooms
- 21'9 x 10'1 Lounge
- 15'6 x 7'7 Kitchen
- 12'4 x 10'7 Bedroom
- Balcony With Sea Views
- Seafront Location
- Underground Parking
- Gas Central Heating (n/t)
- 999 Year Lease
- EPC Rating C



**Offers In Excess Of £219,995 Leasehold -  
Share of Freehold**

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# The Anchorage, Marine Parade West, Clacton-On-Sea, CO15 1LT

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## Accommodation Comprises

The accommodation comprises approximate room sizes:

### COMMUNAL ENTRANCE

Communal entrance door with security entry phone system to communal entrance hall. Stairs flight and lift to all floors.

### ENTRANCE HALL

21'3 x 3'8

Storage cupboard.



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# The Anchorage, Marine Parade West, Clacton-On-Sea, CO15 1LT

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## LOUNGE

21'9 x 16'2

Double glazed patio doors leading to balcony. Double glazed window to front and side. Radiator.



## KITCHEN

15'6 x 7'7

Fitted with a range of cream gloss laminated fronted units. Rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset stainless steel double over with inset four ring induction hob. Space and plumbing for washing machine. Double glazed window to side. Radiator.



## BEDROOM ONE

12'4 x 10'7

Double glazed window to side. Radiator.



## EN-SUITE

Low level W/C. Vanity hand wash basin. Cornered shower cubical with wall mounted shower attachment. Double glazed window to side.



## BEDROOM TWO

12'8 x 10'1

Double glazed window to front. Storage cupboard. Radiator.



## BATHROOM

Low level W/C. Pannelled bath. Vanity hand wash basin. Extractor fan (not tested).



## BALCONY

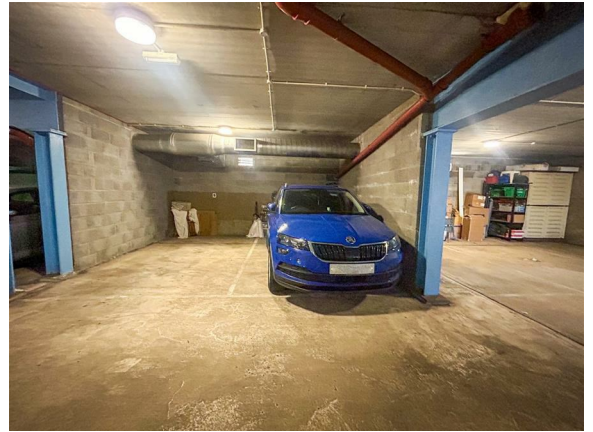


## OUTSIDE FRONT

The property benefits from an allocated parking space to the rear of the building which can be accessed via underground car port. Communal roof top terrace.



## UNDERGROUND PARKING



### 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.

### 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: D

Length of lease (years remaining): 999

Annual ground rent amount (N/A)

Ground rent review period (year/month):

Annual service charge amount (£2,056):

Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

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# The Anchorage, Marine Parade West, Clacton-On-Sea, CO15 1LT

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## Particular Disclaimer

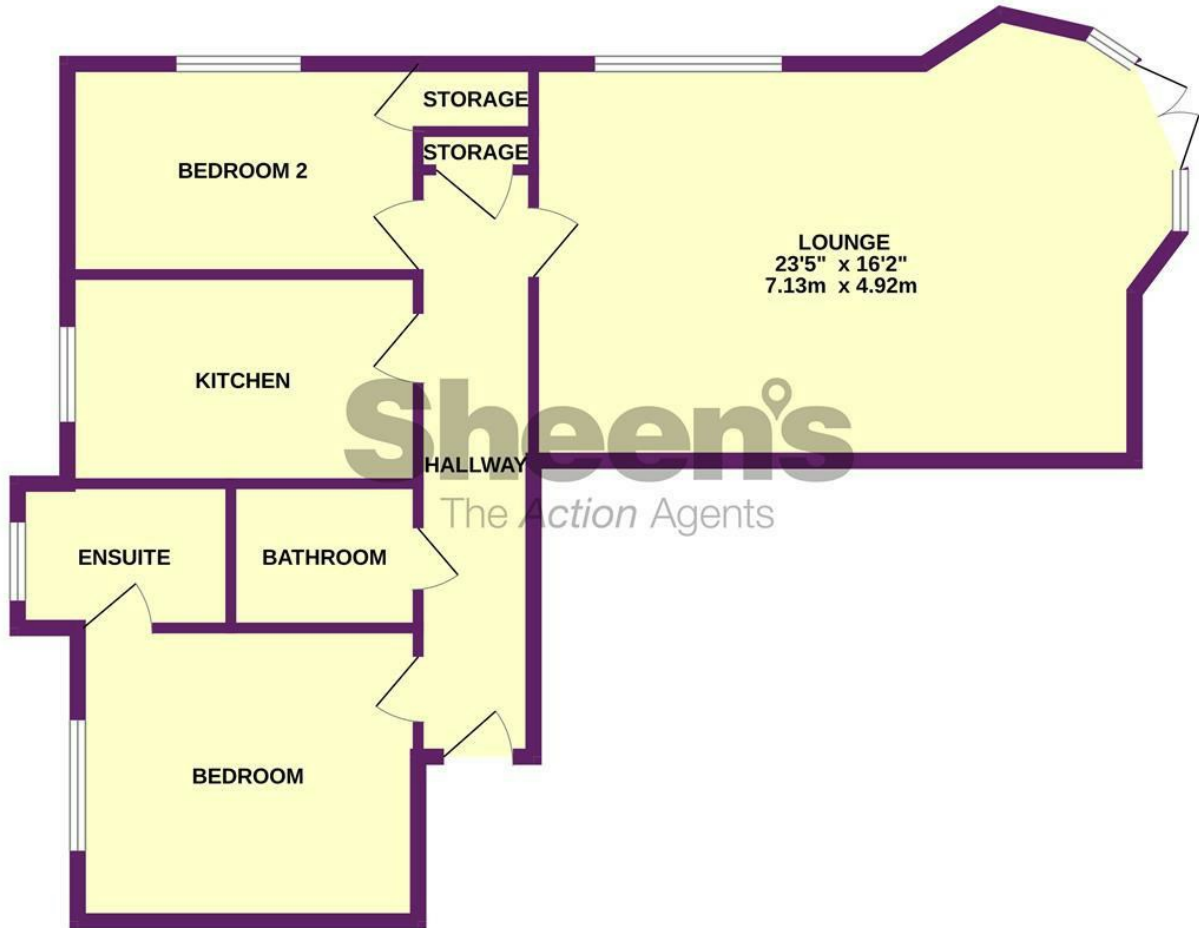
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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