

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents

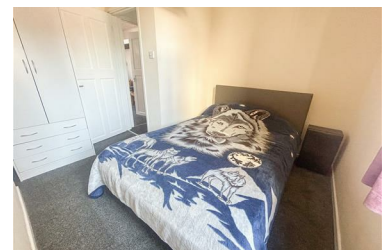
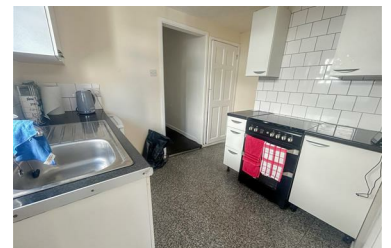


Meredith Road Clacton-On-Sea, CO15 3AG

Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM GROUND FLOOR FLAT, with it's 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. New 125 Year Lease to be granted on completion. A viewing is highly advised to see the accommodation on offer.

- One Bedroom
- 13'1 x 11' Lounge
- 11' x 7'5 Kitchen
- Ground Floor Flat
- Private Rear Garden
- Gas Central Heating (n/t)
- Fully Double Glazed
- Permit Parking
- Council Tax Band A
- EPC Rating D

Price £115,000 Leasehold



OUTSIDE FRONT



LOUNGE

13'1 x 11'

Double glazed window to front. Radiator.



KITCHEN

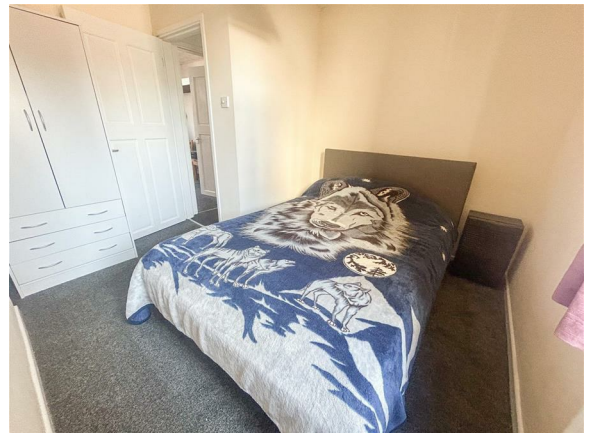
Fitted with a range of white fronted units. Comprising laminated rolled work edge surfaces with cupboards and drawers below. Inset single drainer sink unit with mixer tap. Space for cooker. Storage cupboard. Double glazed window to side.



BEDROOM

11'2 x 9

Double glazed window to rear. Gas combination boiler (not tested). Radiator.



BATHROOM

Low Level W/C. Panelled bath with wall mounted shower attachment. Pedestal hand wash basin. Storage Cupboard. Double glazed window to rear.



REAR GARDEN

Courtyard garden. Enclosed panel fencing. Side gate access.



EH 0824

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): 48 years

Please note; New 125 Year Lease to be granted on completion

Annual ground rent amount (£90):

Ground rent review period (year/month): N/a

Annual service charge amount (£20):

Service charge review period (year/month): N/a

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband):


Non-Standard Property Features To Note:

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.

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.



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 ©2024

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