

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

**Sheen's**  
The Action Agents



## Priory Park, Botanical Way St. Osyth, CO16 8TE

Situated in the popular historic village of St Osyth is this ONE BEDROOM RETIREMENT BUNGALOW which has it's own private rear garden. This over 55's retirement complex also benefits from access to a Communal Lounge, Laundry Room and the Communal Gardens. The property is situated within 300 metres of local shopping amenities at St Osyth Village with the coastal town of Clacton-on-Sea within 4 miles and the City of Colchester approximately 10 miles away. An early internal inspection is highly advised to appreciate the accommodation on offer.

- 10'5 x 9'8 Bedroom
- 17'6 max Lounge/Diner
- 10'6 x 7'6 Fitted Kitchen
- Modern Three Piece Shower Room
- Electric Heating (n/t)
- 22' Private Rear Garden
- Access to Communal Lounge & Laundry
- Communal Gardens & Parking
- Over 55's Retirement Complex
- EPC Rating TBC & Council Tax B

**Price £150,000 Leasehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed private entrance door to:

#### **PRIVATE ENTRANCE PORCH**

Double glazed windows to either side. Further door to:





## LOUNGE/DINER

17'6 x 11'3 max

Climastar Electric Heating System (not tested). Double glazed window to front. Door to Inner Hallway.



### INNER HALLWAY

Built in storage cupboard. Climastar Electric Heating System (not tested). Built in airing cupboard. Loft access. Doors to:



### BEDROOM

10'5 x 9'8

Double glazed window to rear.



## SHOWER ROOM

6'10 x 6'3

Fitted with a modern luxury shower suite. Comprises independent shower cubicle with wall mounted electric shower (not tested). Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Fully tiled walls. Climastar Electric Heating System (not tested). Double glazed window to side.



## KITCHEN

10'6 x 7'6

Fitted with a range of wood effect fronted units. Laminated 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 four ring ceramic electric hob with under counter oven below and extractor hood above (all appliances not tested). Space and plumbing for washing machine. Tall fridge/freezer space. Tiled splash backs. Two double glazed windows and double glazed door leading onto rear garden.





### PRIVATE REAR GARDEN

Approx 28' Private rear garden. Mainly paved with artificial lawn area. Timber storage shed. Outside electrical point. Gate giving shared side pedestrian access with next door (Next door have right of access through garden).



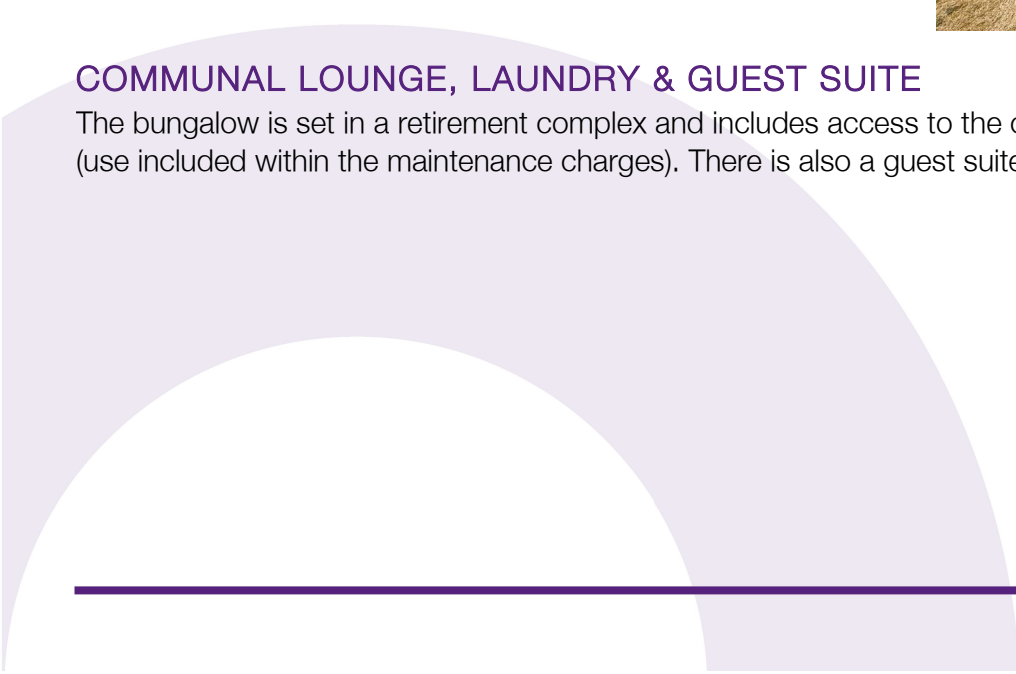
### COMMUNAL GARDENS & PARKING

The property benefits from landscaped communal gardens with array of shrubs and trees being mainly laid to lawn. Central paved area with wooden benches. There is a communal car park to the front of the complex.



### COMMUNAL LOUNGE, LAUNDRY & GUEST SUITE

The bungalow is set in a retirement complex and includes access to the communal lounge and laundry facilities (use included within the maintenance charges). There is also a guest suite which can be booked.



### Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B

Length of lease (years remaining): 91 Annual ground rent amount (£): £91.78 Ground rent review period (year/month): 2032 Annual service charge amount (£): £2800 Service charge review period (year/month): October 2024

Any Additional Property Charges:

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Telephone

Non-Standard Property Features To Note: Retirement bungalow for the over 55's. Cats and Dogs allowed but need approval/consent from Management Company & around £60 admin fee).

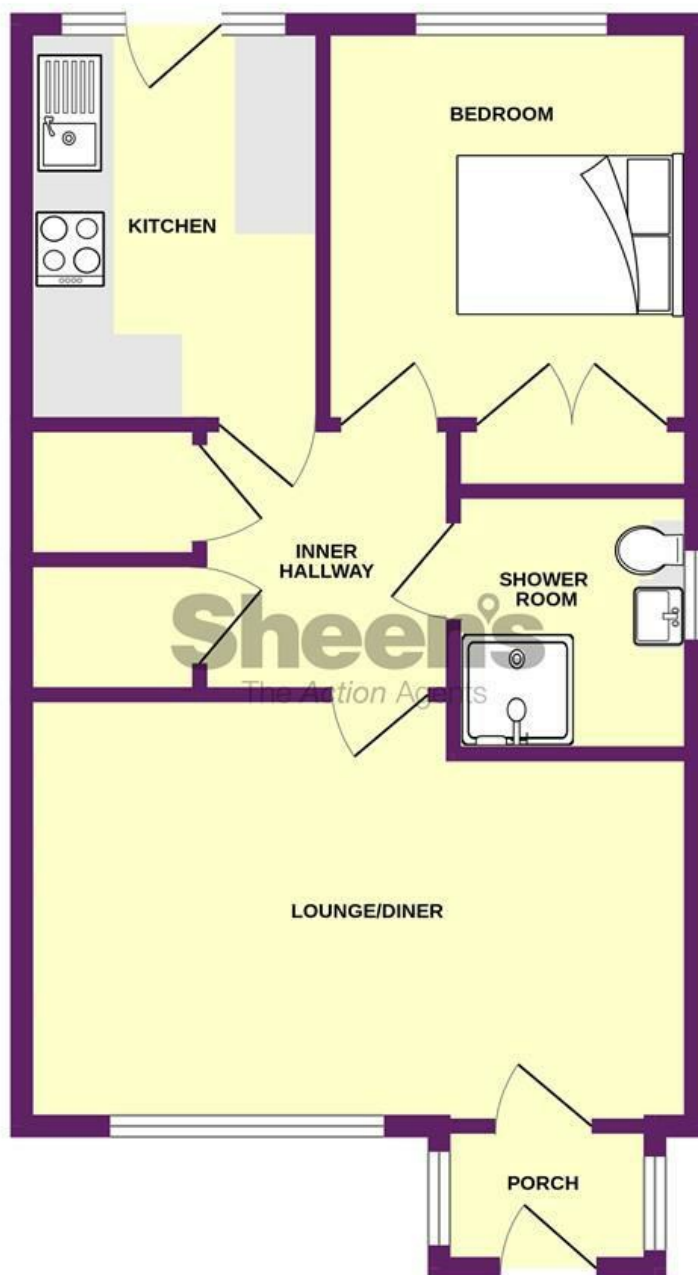
### Particular Disclaimer

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.  
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## Selling properties... not promises

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