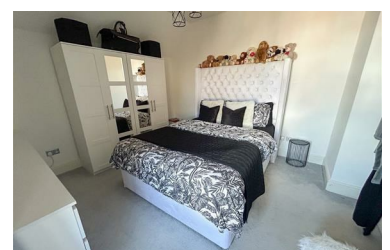
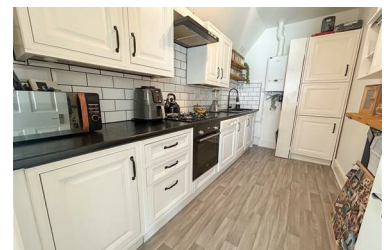




## The Towers, Vista Road Clacton-On-Sea, CO15 6BY

Sheen's Estate Agents are pleased to offer this TWO BEDROOM TOP FLOOR APARTMENT offering panoramic sea views situated in the building THE TOWERS in East Clacton. Clacton town centre and mainline railway are located within half a mile. An early internal inspection is highly recommended to appreciate the view and accommodation that this property has to offer.

- Two Bedrooms
- 12'5 x 6'6 Kitchen
- 22'9 x 9'7 Lounge Diner
- Gas Central Heating (n/t)
- Double Glazed Windows
- Allocated Parking Space
- Panoramic Sea Views
- Top Floor Apartment
- Council Tax Band D
- EPC Rating C



**Price £180,000 Leasehold**

## OUTSIDE FRONT

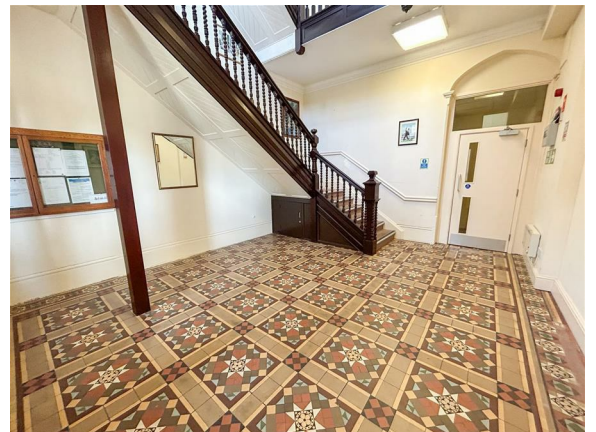


## Accommodation Comprises

The accommodation comprises approximate room sizes:

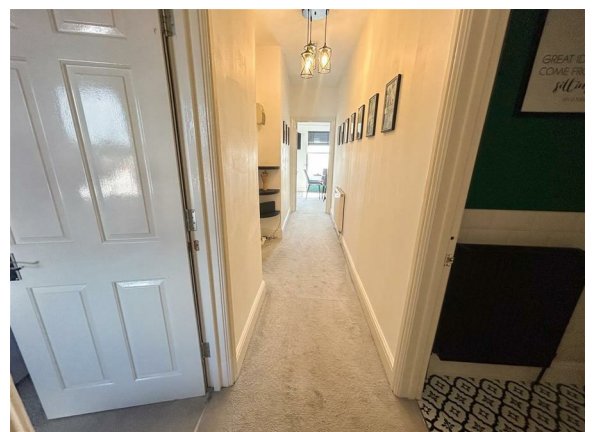
### ENTRANCE HALL

Stair flight to second floor with further staircase giving access to Flat 19.



### HALLWAY

Radiator. Video security intercom system. Doors to:



## LOUNGE/DINER

22'9 x 9'7

Two double glazed window to front with views to clactons seafront. Two Radiators. Doors to kitchen:



DINING AREA



## KITCHEN

12'5 x 6'6

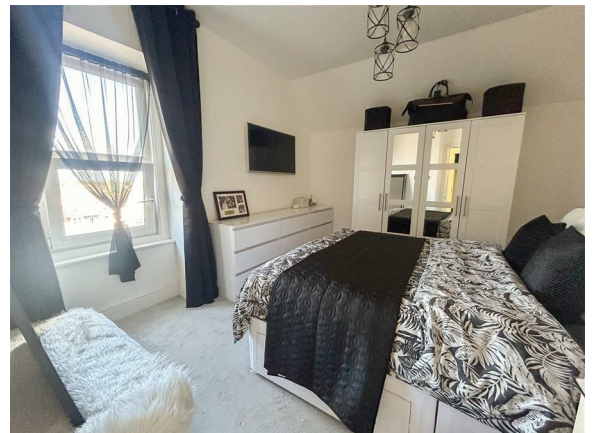
Fitted with a range of white panelled fronted units. Laminated rolled edge work surfaces with cupboards and drawers below. Inset four ring gas hob with electric oven below and extractor hood above (not tested). Inset sink unit with mixer tap. Integrated dishwasher. Integrated washing machine and integrated fridge/freezer. Tiled splash backs. Wall mounted gas combination boiler (not tested). Radiator.



## BEDROOM ONE

11'9 x 10'9

Double glazed window to rear. Radiator.



## BEDROOM TWO

11'9 x 10'7

Velux window. Radiator.



## BATHROOM

Low level w/c. Vanity hand wash basin. Panelled bath. Extractor fan (not tested).



## VIEW



## EH 08/24

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.

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### Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax Band: D

Length of lease (years remaining): 103 Years

Annual ground rent amount (£): 50 Per Year

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

Annual service charge amount (£): £2,349 per year (£1,200 every 6 months)

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): TBC

Non-Standard Property Features To Note:

No pets allowed

### 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.

### Draft Details

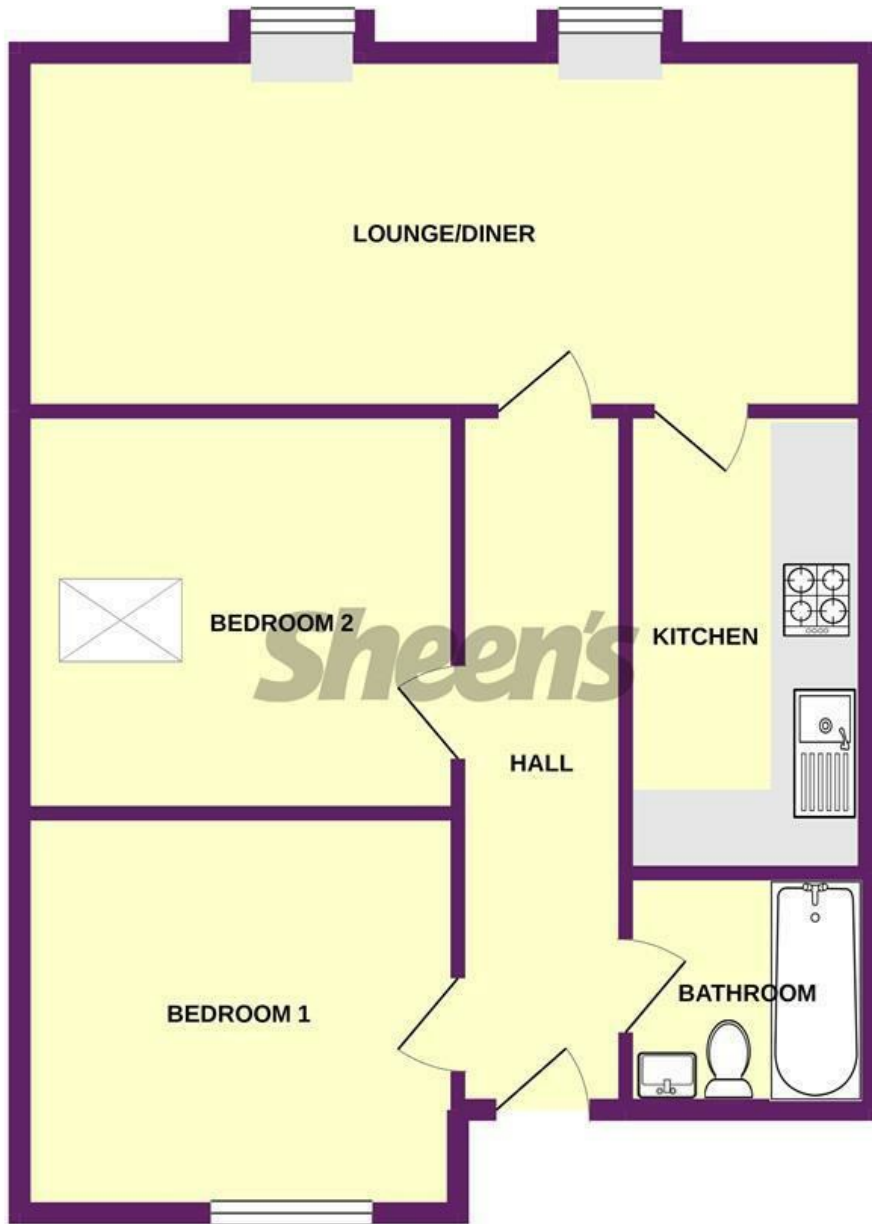
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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## TOP 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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**Sheen's**  
The Action Agents