



## Harvey Court, 334 Meadow Way Jaywick, CO15 2GX

Sheen's Estate Agents are pleased to offer this TWO BEDROOM GROUND FLOOR FLAT located in Jaywick, at Harvey Court. Situated on the ground floor, this flat offers easy access and convenience. Additionally, the property comes with parking space for one vehicle. Located just feet away from Jaywick beach and very close to amenities. A highly recommended viewing is advised to appreciate the accommodation that is on offer.

- Two Bedrooms
- 11'1 x 9'7 Bedroom
- 14'2 x 12'7 Lounge
- Ground Floor Flat
- Electric Heating (n/t)
- Allocated Parking Space
- Shared Garden Space
- Fully Double Glazed
- Council Tax Band A
- EPC Rating D

**Price £130,000 Leasehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### ENTRANCE HALL

Security intercom system.

### LOUNGE

14'2 x 12'7

Double glazed window to front. Electric Radiator.



## KITCHEN

12'1 x 9'1

Fitted with a range of wall mounted gloss fronted units. Comprising roll edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Inset four ring electric hob with oven below. Tiled splashbacks. Space and plumbing for washing machine. Double glazed window to rear. Doors to outside rear:



## BEDROOM ONE

11'1 x 9'7

Double glazed window to front. Electric radiator.



## BEDROOM TWO

9'8 x 8'8

Double glazed window to rear. Electric Radiator.



## BATHROOM

Low Level W/C. Panelled bath with wall mounted shower attachment. Pedestal hand wash basin. Double glazed window to side. Built in storage cupboard housing immersion heater.



## OUTSIDE FRONT

Allocated parking space.



## OUTSIDE REAR

Shared courtyard garden with side access.



## EH 09/24

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: A  
Length of lease (years remaining): 119 Years  
Annual ground rent amount (£110.00)  
Ground rent review period (year/month): N/A  
Annual service charge amount (£799.00):  
Service charge review period (year/month): N/A

Any Additional Property Charges:

Services Connected:  
(Gas): No  
(Electricity): Yes  
(Water): Yes  
(Sewerage Type): Mains  
(Broadband): Yes

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.

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