



Welwyn Court, Wash Lane Clacton-On-Sea, CO15 1DB

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM GROUND FLOOR FLAT located on the popular 'Royals' development. The property benefits from an EN-SUITE BATHROOM as well as a SPACIOUS LIVING ACCOMMODATION. The property is located just 250 yards from Clacton-on-Sea's seafront, with Clacton-on-Sea's mainline railway station and town centre approximately half a mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 17'9 x 17'6 Lounge/Diner
- 9'3 x 6'7 Kitchen
- Shower Room
- En-Suite Bathroom
- Gas Central Heating (n/t)
- One Allocated Parking Space
- Close To Seafront
- Council Tax Band B
- EPC Rating D



Offers In Excess Of £200,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden glazed door leading to;

ENTRANCE PORCH

Open access to;



ENTRANCE HALLWAY

Storage cupboard. Radiator. Door to;



LOUNGE DINER

17'9 x 17'6

Inset gas electric feature fireplace (not tested) with fire surround. Two radiators. Double glazed bay windows to front. open access to;



KITCHEN

9'3 x 6'7

Fitted kitchen suite comprising; Laminated squared edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above. Inset oven. Space and plumbing for washing machine. Integrated fridge and freezer. All appliances not tested. Selection of matching wall units with cupboards and drawer at both eye and floor level. Part tiled.



SHOWER ROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted shower-head attachment above. Fully tiled. Heated towel rail.



BEDROOM ONE

13'7 x 12'4

Radiator. Double glazed bay windows to side. Door to;



EN-SUITE BATHROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath. Storage cupboard housing wall mounted gas combination boiler (not tested). Fully tiled. Heated towel rail. Two double glazed windows to side.



BEDROOM TWO

14'6 x 8'9

Radiator. Two double glazed floor to ceiling windows. Double glazed French doors leading to outside.



OUTSIDE - FRONT

One allocated parking space with additional visitor parking. Side pedestrian access leading to rear. Patio paved path leading to front entrance.



OUTSIDE - REAR

Communal garden being patio paved with remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access to front.



LE 0924

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: B

Length of lease (years remaining): 980 Years Annual ground rent amount (£): £100.00 Ground rent review period (year/month): Annual service charge amount (£): £1800.00 Service charge review period (year/month):

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): Yes

Non-Standard Property Features To Note: N/A

Lease Disclaimer

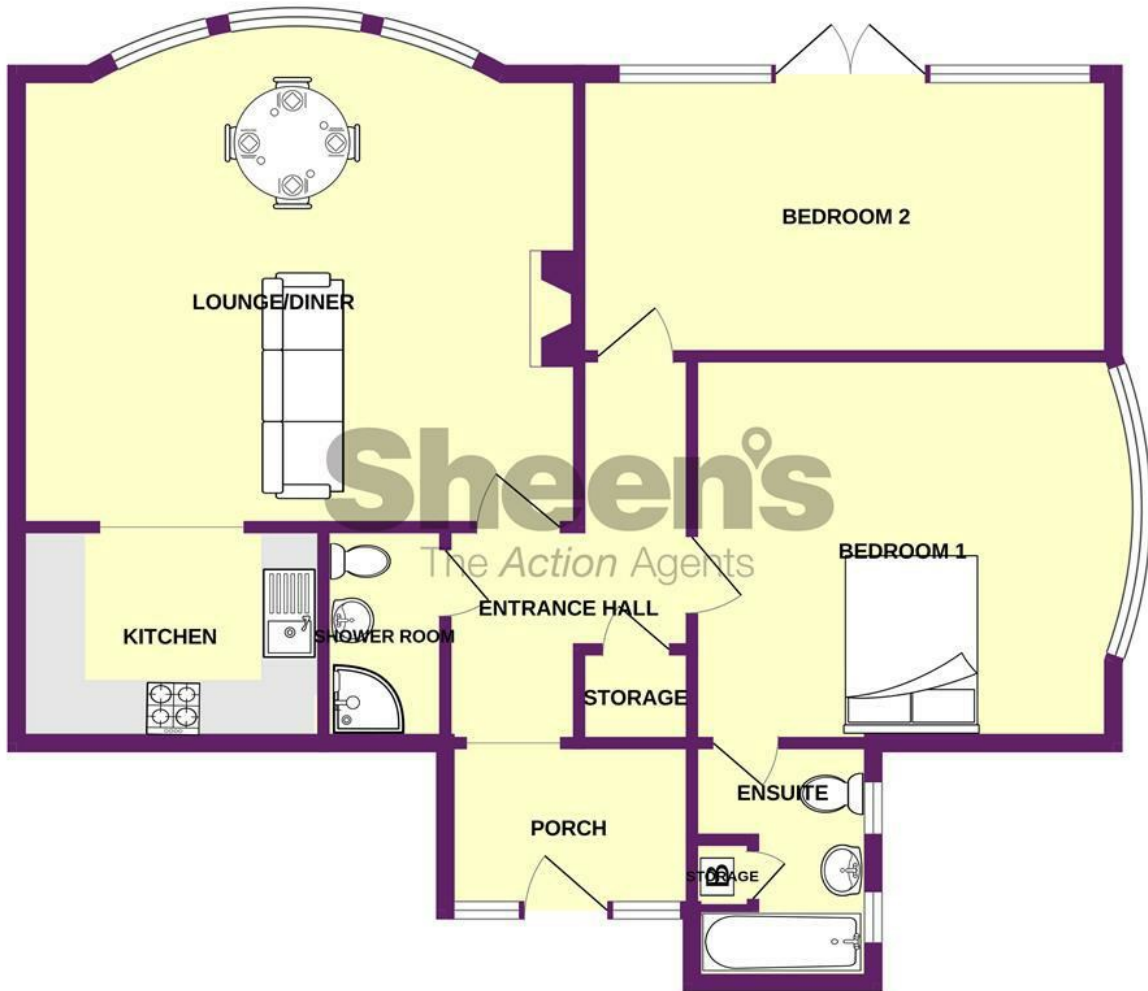
It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

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.
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Selling properties... not promises

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