



Oulton Hall, Marine Parade East Clacton-On-Sea, CO15 6JU

Located on East Clacton's recently rejuvenated beaches, Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOMED FIRST FLOOR FLAT. The property benefits from partial sea views. An internal viewing is highly recommended to appreciate the accommodation on offer. The property is also being offered with NO ONWARD CHAIN, and is located within a quarter of a mile of Clacton-on-Sea's town centre and mainline railway station.

- Three Bedrooms
- 12'3 x 10'6 Lounge
- 11'8 x 9'8 Kitchen
- Three Piece Bathroom Suite
- Partial Sea Views
- Sea Front Location
- Electric Heating (n/t)
- No Onward Chain
- Council Tax Band B
- EPC Rating D



Price £142,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed security entrance door to;

COMMUNAL ENTRANCE HALLWAY

Former entrance to Hotel. Art deco style with tiled flooring and pillars. Further door giving access to stair flight to all floors and lift to all floors.

FIRST FLOOR LANDING

Wooden entrance door leading to;

ENTRANCE HALL

Storage cupboard. wall mounted electric storage heater (not tested). Door to;

LOUNGE

12'3 x 10'6

Partial sea views. Double glazed window to side and rear. Open access to;



KITCHEN

11'8 x 9'8

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space for cooker. Space for fridge and freezer. Double glazed window to rear.



BEDROOM ONE

9'7 x 8'4

Wall mounted electric radiator (not tested). Double glazed windows to side.



BEDROOM TWO

9'2 x 9'

Double glazed window to side.



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BEDROOM THREE

9' x 5'8

Wall mounted electric radiator (not tested). Double glazed window to side offering partial sea views.



BATHROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with stainless steel mixer tap. Fully tiled. Double glazed frosted window to side.



OUTSIDE

Bike shed and bin stall. Front gardens are mainly laid to lawn and well stocked with flower and shrub borders.



BA 1024

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): 999 Annual ground rent amount (£): Ground rent review period (year/month):

Annual service charge amount (£): £1900.00 Service charge review period (year/month):

Any Additional Property Charges: N/A

Services Connected:

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


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.
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Selling properties... not promises

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