

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Grosvenor Court, St. Osyth Road Clacton-On-Sea, CO15 3HD

*** INVESTMENT OPPURTUNITY -
TENANT IN SITU - CURRENT YIELD
OF 7.82% ****

Located in this established non-estate location is this purpose built TWO DOUBLE BEDROOM SECOND FLOOR FLAT which is being sold as an ongoing investment with tenant in situ. Clacton's town centre, mainline railway station and sea front are located within three quarters of a mile. The current tenant is paying £750 per calendar month which gives a yield of 7.82% at the current asking price.

- Investment Opportunity - Tenant in Situ
- Two Double Bedrooms
- 14'4 x 10'5 Lounge/Diner
- 7'3 Fitted Kitchen
- Three Piece Bathroom
- Electric Heating (n/t)
- Communal Parking
- Close To Amenities
- Current Rent is £750 Giving a Yield of 7.82% (At Asking Price)
- EPC Rating C & Council Tax B



Price £115,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door with security intercom system to:

COMMUNAL ENTRANCE HALLWAY

Stair flight to all floors. Private entrance door to:



ENTRANCE HALLWAY

Built in cloaks cupboard. Built in airing cupboard. Electric night storage heater (not tested). Wood effect flooring. Doors to:

LOUNGE/DINER

17'11 x 14'5 nar 6'8

'L' Shaped Lounge/Diner. Electric night storage heater (not tested). Two double glazed windows to front. Wood effect flooring. Access to Kitchen.



KITCHEN

7'3 x 7'

Fitted with a range of Cherry wood effect laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units with corner end display shelving. Inset single drainer stainless steel sink unit with mixer tap. Cooker space with extractor hood above (not tested). Space and plumbing for washing machine. Fridge space. Wood effect flooring. Tiled splash backs. Double glazed window to side.



BEDROOM ONE

12'9 x 10'3

Fitted wardrobes. Electric night storage heater (not tested). Double glazed window to rear.



BEDROOM TWO

10'4 x 9'8

Wall mounted electric panel heater (not tested). Double glazed window to rear.



BATHROOM

7'1 x 5'1

Fitted with a three piece suite. Comprises panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Wood effect flooring. Double glazed window to side.



OUTSIDE -

Communal parking area to the rear of the building. Communal lawn area with array of shrubs.



Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B

Length of lease (years remaining): 63 Annual ground rent amount (£): £120 Ground rent review period (year/month): TBC Annual service charge amount (£): Approx £1000 Service charge review period (year/month): TBC

Any Additional Property Charges:

Services Connected:

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

Non-Standard Property Features To Note:

JE 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.

Particular Disclaimer

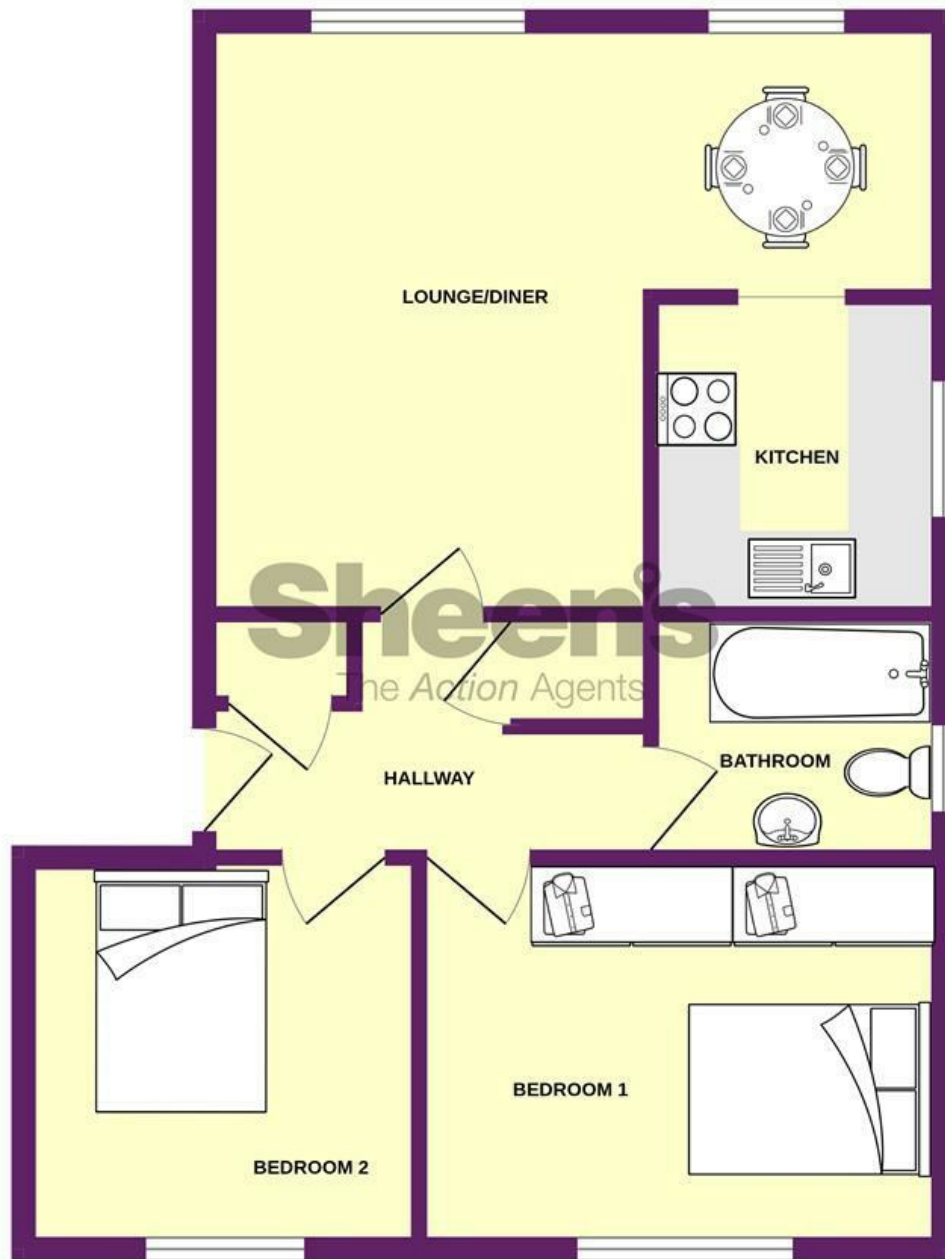
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



SECOND 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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