



## Parklands Court, Saxmundham Way Clacton-On-Sea, CO16 7PQ

Sheen's Estate Agents are pleased to offer for sale this modern TWO BEDROOM FIRST FLOOR FLAT situated on the Grange Park Development and being offered with NO ONWARD CHAIN. The property is located approximately one and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station. A viewing is highly recommended to appreciate the size and accommodation on offer.

- Two Bedrooms
- 13'9 x 12' Lounge
- 10' x 9'6 Kitchen
- Shower Room
- Separate W.C
- Fully Double Glazed
- Electric Heating (n/t)
- Communal Parking
- No Onward Chain
- EPC Rating C



**Price £145,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

### ENTRANCE HALL

Stairflight to first floor.

### LANDING

Loft access. Airing cupboard. Wall mounted electric radiator (not tested). Door to;



### LOUNGE

13'9 x 12'

Wall mounted electric storage heater (not tested). Double glazed windows to front and side.



## KITCHEN

10' x 9'6

Fitted kitchen suite comprises; Laminated rolled edge work surfaces with inset single bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above (not tested). Inset oven. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space and plumbing for washing machine. Space for fridge and freezer. Tiled splash backs. Double glazed window to side.



## BEDROOM ONE

11'2 x 9'6

Fitted wardrobes with mirror fronted sliding doors. Wall mounted electric radiator (not tested). Double glazed window to rear.



## BEDROOM TWO

8;2 x 6'5

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



## SEPARATE W.C

Comprises; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap.



## SHOWER ROOM

Two piece suite comprising; Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted electric shower and shower-head attachment above (not tested). Part tiled.



## OUTSIDE

The property benefits from communal lawned areas. Communal parking to side.



## BA 1124

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

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

Any Additional Property Charges:

Services Connected:

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

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

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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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**Sheen's**  
The Action Agents