



Victory House, Victory Road Clacton-On-Sea, CO15 3DX

This Built circa 2016, Sheens are pleased to offer for sale this MODERN ONE BEDROOM GROUND FLOOR FLAT. Clacton-on-Sea's town centre and railway station are located approximately half a mile away along with Clacton's seafront being approximately three quarters of a mile away.

- 13'8 x 9' Bedroom
- 19' x 16'5 max Lounge Kitchenette
- Modern White Bathroom Suite
- Double Glazed Windows
- Gas Central Heated (n/t)
- Allocated Parking
- Communal Gardens
- No Onward Chain
- Council Tax Band B
- EPC Rating B

Price £112,500 Leasehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed security entrance door with intercom system to;

COMMUNAL ENTRANCE HALLWAY

Stairflight to all floors. Personal door to;

ENTRANCE HALL

Radiator. Further door to;

LOUNGE KICHENETTE

19' x 16'5 max reducing to 12'7

Double glazed window to front. Two radiators.

Kitchen area comprises of; Laminated rolled edge work surfaces with inset four ring electric hob with oven under. All appliances not tested. Stainless steel single drainer sink unit. Plumbing and space for washing machine and fridge freezer. Selection of matching grey high gloss modern units at both eye and floor level. Wall mounted gas boiler concealed in cupboard (not tested).



BEDROOM

13' x 9'

Double glazed window to side. Radiator.



BATHROOM

Modern white suite comprising; Low level W.C. Pedestal wash hand basin. Panelled bath with shower attachment. Tiled splash backs. Radiator. Double glazed window to side.



OUTSIDE

The property benefits from its own allocated parking space. Communal lawned gardens and visitor parking spaces.

LE 1124

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B

Length of lease (years remaining): 116 Annual ground rent amount (£):250 Ground rent review period (year/month): Annual service charge amount (£):1136 Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes - For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No Pets

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.

Photographs were taken prior to the tenant moving in.

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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