



Havenvale, Coppins Road Clacton-On-Sea, CO15 3LL

Sheens Estate Agents are pleased to offer this ONE BEDROOM GROUND FLOOR FLAT. This property is a retirement complex for the over 55's. The property is being offered with NO ONWARD CHAIN and is located within one miles of Clacton's town centre, mainline railway station and seafront. A viewing is advised to appreciate the accommodation that is on offer.

- One Bedroom
- 16'8 x 10'4 Lounge
- 13'1 x 9'4 Bedroom
- 7'9 x 7'0 Kitchen
- Over 55's
- Electric Heating (n/t)
- Ground Floor
- Communal Parking
- Communal Gardens
- EPC Rating D



Price £70,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

16'8 x 10'4

Double glazed patio doors out to communal gardens. Electric Heater (n/t). Access to Kitchen.



KITCHEN

7'9 x 7'0

Fitted with a range of white fronted gloss units. Comprising; Laminated rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit. Space and plumbing for washing machine.



BEDROOM

13'1 x 9'4

Built in wardrobe. Electric Heater (n/t). Double glazed window to rear.



BATHROOM

Low level w/c. Pedestal hand wash basin. Panelled bath with shower attachment above (n/t).



OUTSIDE

Communal parking. Communal Gardens.



EH 01/25

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.

Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax Band: B

Length of lease (years remaining): Approx 111

Annual ground rent amount (£): 110 per year

Ground rent review period (year/month): TBC

Annual service charge amount : £2337 Per Annum (Includes Buildings Insurance)

Service charge review period (year/month): TBC

Any Additional Property Charges: No

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: Residents must be over 55

Residents must be able to look after themselves, this is independent living.

Pets are only allowed with the consent of the landlord.

Mobility scooters must be kept outside in the mobility scooter bays, if one is not available there is a waiting list.

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



HAVENVALE, COPPINS ROAD, CLACTON-ON-SEA, ESSEX, CO15 3LL

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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