



## Olivers Close Clacton-On-Sea, CO15 3QX

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FIRST FLOOR FLAT, for the over 55's. The property is situated within half a mile of Clacton-on-Sea's seafront, town centre and mainline railway station. The flat is on a shared ownership scheme with Eastlight Community Housing with the purchase being of 70% of the property with no additional rent payable on the 30% owned by Eastlight.

- Two Bedrooms
- 12'7 Lounge
- 12'7 Kitchen
- White Bathroom Suit
- Double Glazed Windows
- Gas Central Heated (n/t)
- Over 55's
- Shared Ownership
- Council Tax Band B
- EPC Rating C



**Price £85,000 Leasehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door to;

### COMMUNAL ENTRANCE HALLWAY

Stairflight to first floor.

### SECOND FLOOR LANDING

Window to rear. Personal entrance door to;

### ENTRANCE HALLWAY

Loft access. Radiator. Three storage cupboards with one housing the wall mounted gas boiler (not tested). Doors to;

### LOUNGE

12'7 x 12'1

Double glazed bay window to rear. Double glazed window to side. Radiator.



### KITCHEN

12'7 x 7'4

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring gas hob with oven under and extractor over (appliances not tested). Plumbing and space for washing machine and fridge freezer. Selection of matching cupboards and drawers at both eye and floor level. Tiled splash backs. Double glazed window to side.



### BEDROOM ONE

13'1 into wardrobes x 10'

Double glazed window to front. Radiator. Fitted wall length bedroom furniture.



## BEDROOM TWO

13' x 6'2

Double glazed window to rear. Radiator.



## SHOWER ROOM

White suite comprising; Low level W.C. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted electric shower(not tested). Fully tiled walls. Radiator. Double glazed window to rear.



## COMMUNAL LAUNDRY

The property benefits from communal laundry room of which is included in the maintenance charge.

## OUTSIDE

Communal grounds being mainly laid to lawn with communal parking area to rear.



## LE 0228

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): New 99 Year Lease will be issued on completion. Annual ground rent amount

(£): Ground rent review period (year/month): Annual service charge amount (£): 1794.24 Service charge review

period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): Mains (Electricity): Mains (Water): Mains (Sewerage Type): Mains (Broadband & Phone): Yes

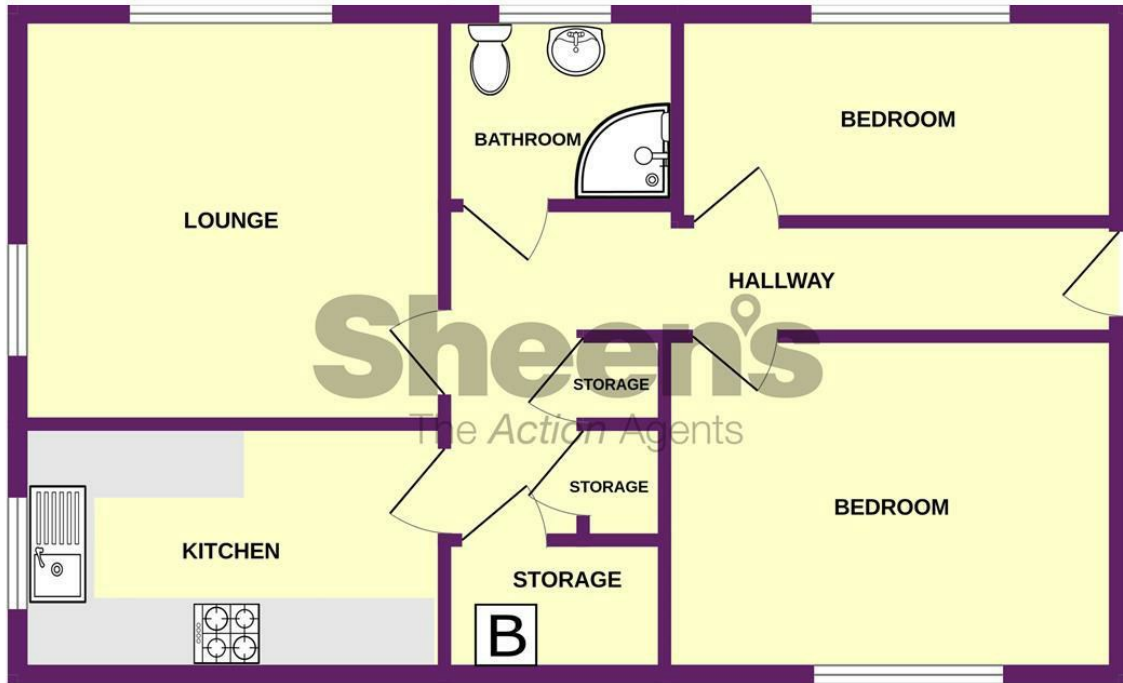
Non-Standard Property Features To Note: 70% share of the property - no rent to pay for the 30% owned by Eastlight.

### 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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**Sheen's**  
The Action Agents