

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Coleman Court, Station Road Clacton-On-Sea, CO15 6PY

Sheen's Estate Agents are pleased to offer this ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT for the over 60's. The property is positioned directly opposite Clacton's mainline railway station with its direct links to London Liverpool Street and within 600 metres of Clacton's recently regenerated beaches and sea front. A viewing is highly recommended to appreciate the accommodation has to offer.

- One Bedroom
- 23'9 x 10'6 Lounge
- 17'8 x 9'3 Bedroom
- Fully Double Glazed
- Electric Heating (n/t)
- Shower Room
- Communal Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating B



**Price £60,000 Leasehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### ENTRANCE HALL

11'0 x 3'10

Two storage cupboards.

#### LOUNGE

23'9 x 10'6

Double glazed window to front. Electric heater (not tested). Doors to Kitchen:



## KITCHEN

8'7 x 7'7

Fitted with a selection of white fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Integrated electric cooker (not tested). Inset four ring electric hob (not tested). Inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Double glazed window to front.



## BEDROOM

17'8 x 9'3

Built in wardrobe. Electric heater (not tested). Double glazed window to rear.



## SHOWER ROOM

Low level W/C. Vanity hand wash basin. Shower cubical with wall mounted electric shower attachment above (not tested).



## OUTSIDE

The property benefits from communal parking area accessed via Chapman Road with small communal gardens and borders.



## EH 04/25

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.



### Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax Band: B

Length of lease (years remaining): 99 years

Annual ground rent amount (£600.00):

Ground rent review period (year/month): TBC

Annual service charge amount (£3,200):

Service charge review period (year/month): TBC

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband): Yes

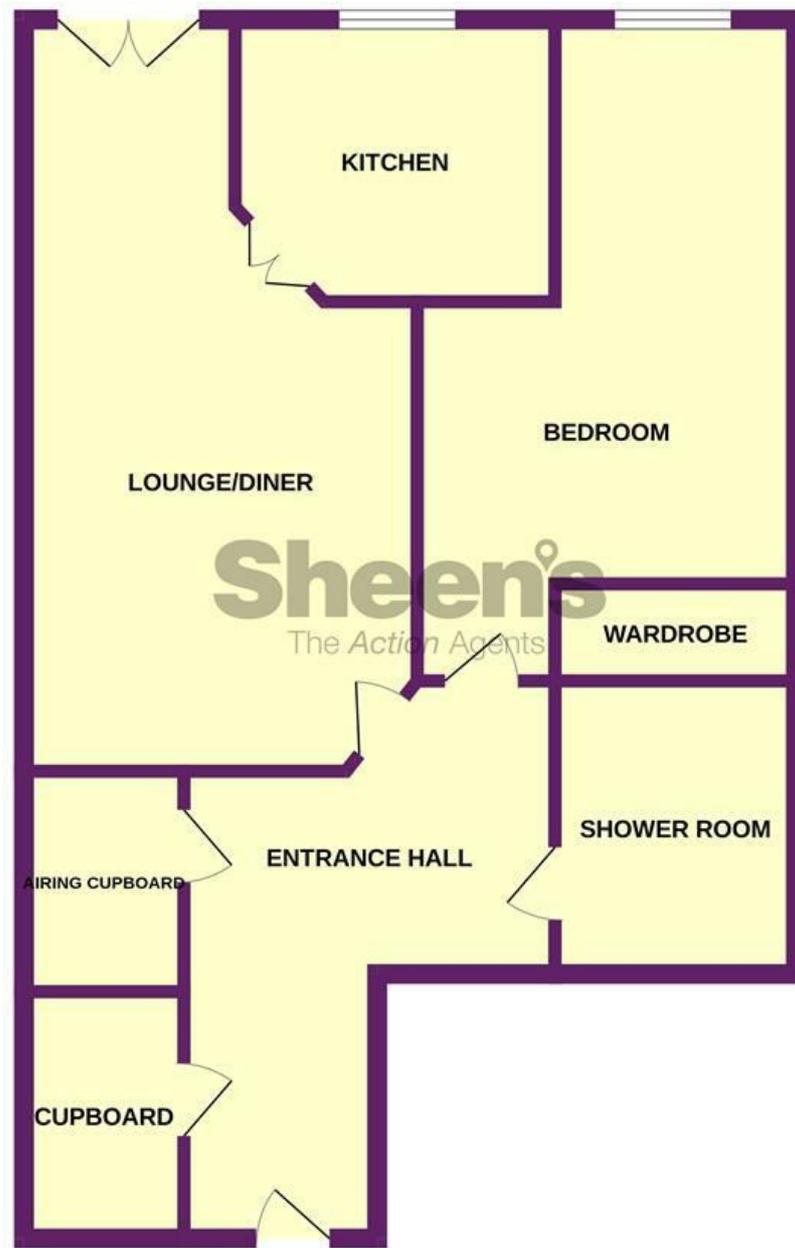
Non-Standard Property Features To Note: Water & Building insurance included in the service charge.

### 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.



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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