



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

Sheen's Estate Agents are pleased to offer this ONE BEDROOM FIRST FLOOR RETIREMENT FLAT. This property is being offered to the Over 55's. This 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. A viewing is highly advised to appreciate the accommodation this property has to offer.

- One Bedroom
- 12'5 x 12'3 Lounge
- 12'2 x 8'1 Bedroom
- 10'9 x 7'2 Kitchen
- Shower Room
- Over 55's
- Shared Ownership
- Communal Laundry
- EPC Rating TBC
- Council Tax Band A



Price £66,500 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

12'5 x 12'3

Double glazed window to front and side.



KITCHEN

10'9 x 7'2

Fitted with a selection of wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Electric oven with four ring electric hob above (not tested). Space and plumbing for washing machine. Double glazed window to front and side.



BEDROOM

12'2 x 8'1

Electric heater. Double glazed window to rear.



SHOWER ROOM

Low level W/C. Pedestal hand wash basin. Shower cubical with wall mounted shower attachment (not tested). Double glazed window to rear. Electric radiator (not tested).



OUTSIDE

Communal parking to the rear. Communal grounds being mainly laid to lawn.



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: A

Length of lease (years remaining): Sold with a new 99 year lease - Advised by owner.

Annual ground rent amount (£): N/A

Ground rent review period (year/month): TBC

Monthly service charge amount (£100.96)

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:

Lease Disclaimer

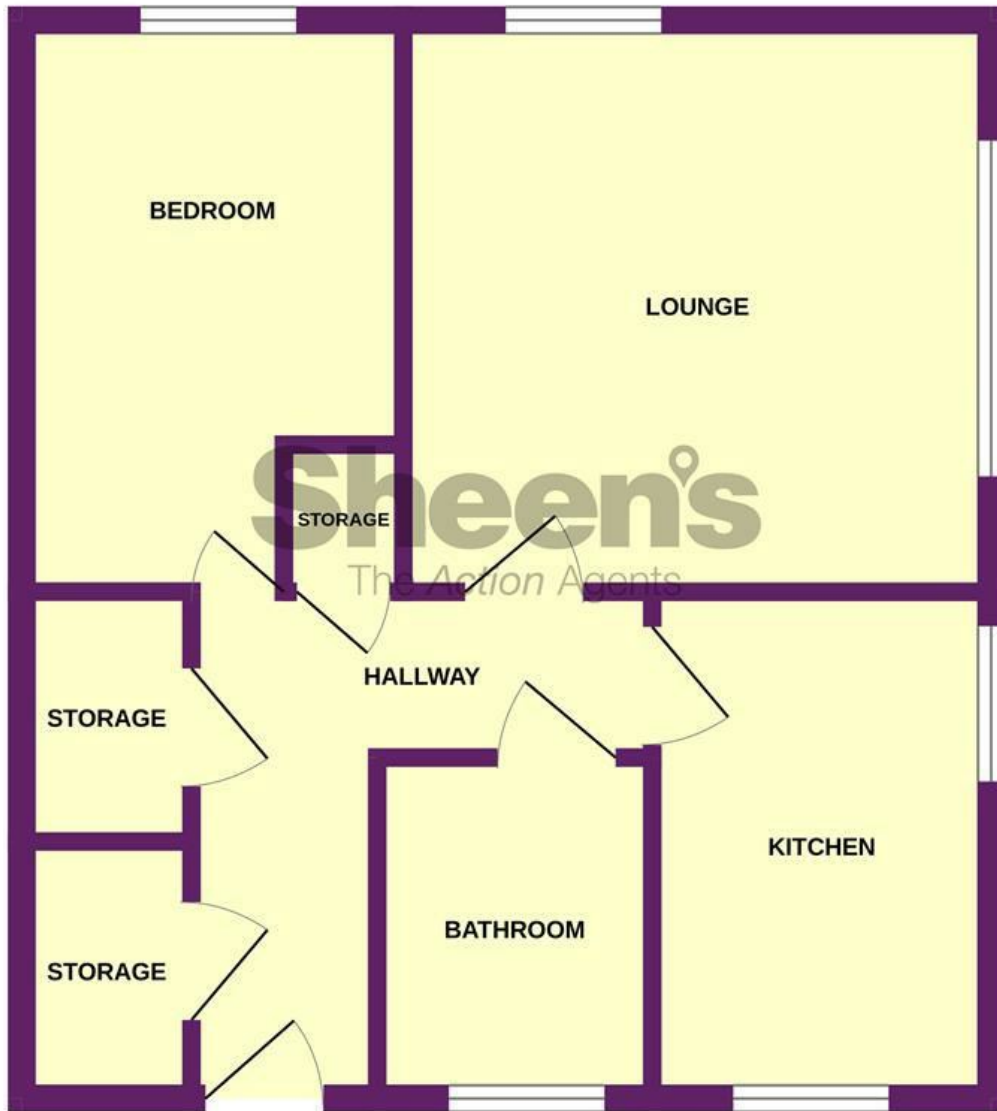
It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

Particular Disclaimer

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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