



## Landseer Court Clacton-On-Sea, CO15 6QH

Sitting approximately 200 metres from Clacton-on-Sea's beaches and seafront. Sheens Estate Agents are pleased to sell this VACANT TWO BEDROOM FOURTH FLOOR FLAT. The block has a lift which accesses all floors with Clacton-on-Sea's town centre and railway station approximately a quarter of a mile away.

- Two Bedrooms
- 16'10 x 11'11 Lounge
- 9'1 x 8'6 Kitchen
- Bathroom
- Balcony
- Two Garages
- No Onward Chain
- Council Tax Band A
- EPC Rating TBC

**Price £125,000 Leasehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door with security intercom system. Communal entrance hallway. Stairflight and lift to all floors. Door to;

### ENTRANCE HALLWAY

Two storage cupboards. Electric storage heater (not tested). Doors to;

### LOUNGE

16'10 x 11'11

Double glazed windows to side and rear. Electric storage heater (not tested). Doors to balcony.



### BALCONY



### KITCHEN

9'1 x 8'6

Comprises of a laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for cooker, dish washer, washing machine and fridge/freezer. Selection of matching cupboards and draws at eye and floor level. Double glazed window to side.





### BEDROOM ONE

13'1 x 11'9

Double glazed window to rear. Electric storage heater (not tested).



### BEDROOM TWO

9'6 x 9'2

Double glazed window to front. Double storage cupboard. Additional single storage cupboard. Electric storage heater (not tested).



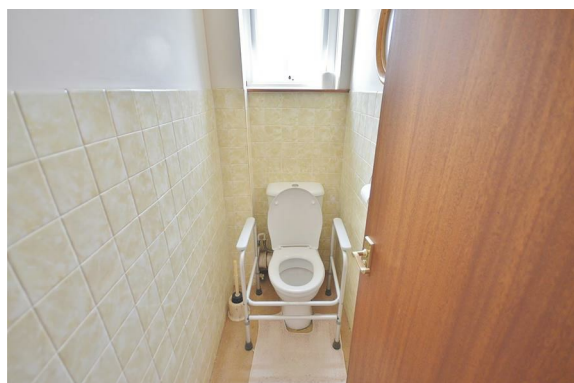
### BATHROOM

Coloured suite comprising of pedestal hand wash basin. Panelled bath. Electric heated towel rail (not tested). Half tiled walls. Double glazed window to side.



### SEPERATE W.C

Comprises of a low level W.C. Half tiled walls. Double glazed window to side.



## OUTSIDE

The property benefits from having two garages along with communal parking areas. Communal Gardens and bin store. Additional communal drive area.



## GARAGE ONE



## GARAGE TWO



## Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B

Length of lease (years remaining): 40 Annual ground rent amount (£): £35.00 Ground rent review period (year/month): Annual service charge amount (£): £1500.00 Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone & Broadband):

Non-Standard Property Features To Note: N/A

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### BA 05/25

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

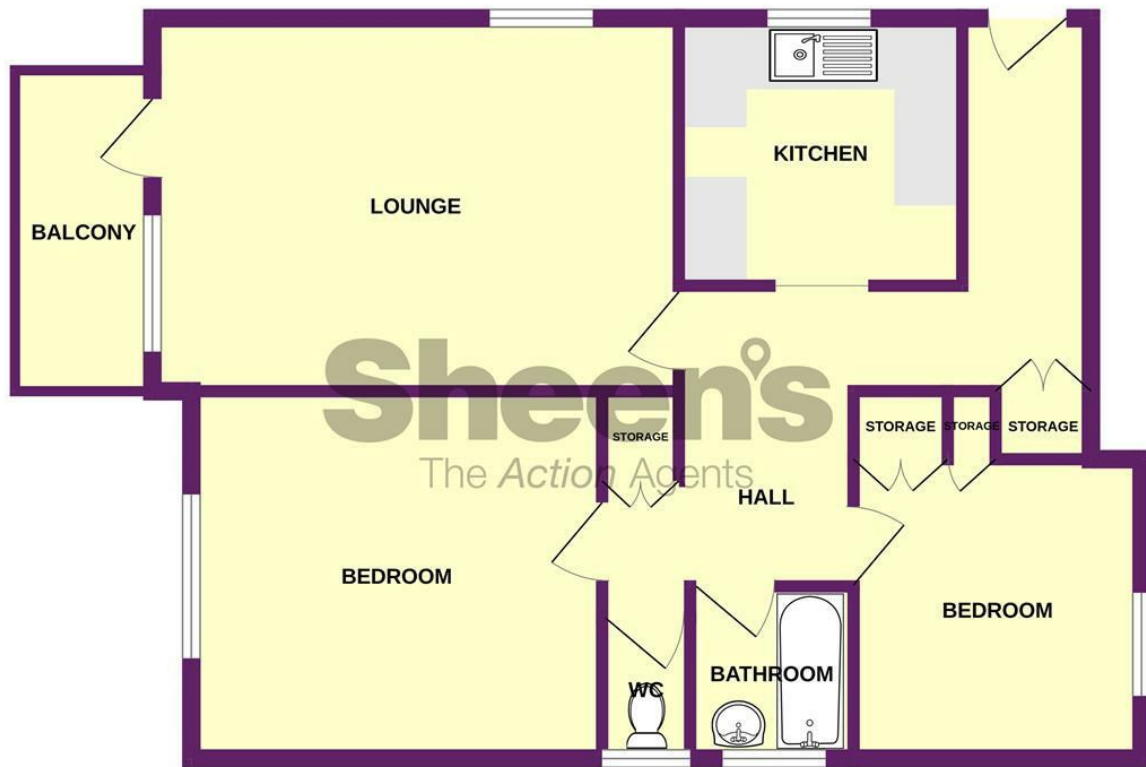
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



## 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