



## Crossley View Clacton-On-Sea, CO15 6JZ

Situated just off of East Clacton's rejuvenated beaches. Sheens are pleased to offer for sale this TWO BEDROOM GROUND FLOOR APARTMENT. The property in the valuers opinion is excellent decorative order and a viewing is highly recommended to appreciate the size and location on offer.

- Two Bedrooms
- 17'6 Max Lounge
- 13'2 Fitted Kitchen
- Bathroom
- En-Suite Shower Room
- Double Glazed Windows
- Gas Central Heated (n/t)
- Allocated Parking
- Council Tax Band C
- EPC Rating C



**Price £210,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed communal entrance doors from rear of building with security intercom system to:

### COMMUNAL ENTRANCE HALLWAY

Stair flight to all floors. Lift. Personal entrance door to:

### ENTRANCE HALLWAY

Radiator. Storage cupboard. Doors to:

### BEDROOM TWO

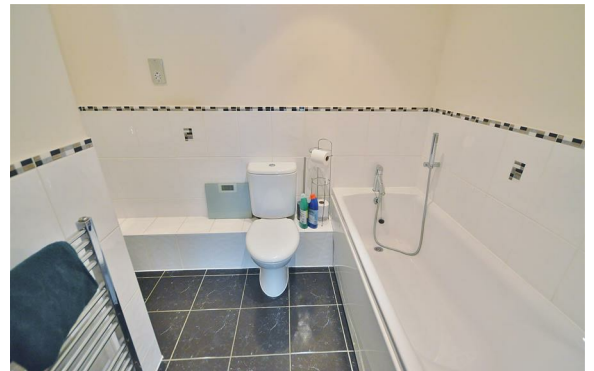
10'8 max x 7'9

Double glazed window to front. Radiator.



### BATHROOM

Modern white suite comprising of low level W.C. Pedestal hand wash basin. Panelled bath with shower attachment. Half tiled walls. Heated towel rail.





## LOUNGE

17'6 max x 15'7

Double glazed window to front. Double glazed door leading to communal gardens. Two radiators.



## KITCHEN

13'2 x 6'1

Comprises laminated rolled edge work surfaces with inset stainless steel one and a half bowl single drainer sink unit. Inset four ring gas hob with oven under and extractor over. Integrated washing machine, dishwasher and fridge freezer. (All appliances not tested). Wall mounted gas boiler concealed in cupboard (not tested). Selection of matching cupboards and drawers at both eye and floor level.



## BEDROOM ONE

14'6 x 11'7 max

Double glazed window to front. Two fitted wardrobes. Radiator. Door to:



## EN-SUITE

Modern white suite comprising low level W.C. Pedestal hand wash basin. Double shower cubicle with wall mounted shower (not tested). Part tiled walls. Double glazed window to side.



### OUTSIDE

Communal gardens. Block paved area with remainder being laid to lawn. Flower and shrub borders. Secure communal gates to side of building. Access via Victoria Road giving access to allocated parking space.



### Material Information (Leasehold Property)

Tenure:

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1899.92 Per Annum

Length of lease (years remaining): 103 Annual ground rent amount (£): 200 Ground rent review period (year/month): Annual service charge amount (£): 2604 Service charge review period (year/month): January 2026

Any Additional Property Charges:

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):  
For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

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## LE 10/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## 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



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