



The Towers, Vista Road East Clacton, CO15 6BY

Located on East Clacton's seafront Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM FIRST FLOOR FLAT with Panoramic Sea Front Views to from the Lounge & Bedroom. Clacton-on-Sea's town centre and mainline railway station are positioned within a quarter of a mile away. Offered with No Onward Chain, an early internal inspection is highly recommended to appreciate the accommodation and views on offer.

- 16'3 x 9'8 max Bedroom
- 16'2 x 9'10 Lounge
- 15'2 x 7'2 max Kitchen
- Four Piece Bathroom Suite
- Gas Central Heating (n/t)
- Fully Double Glazed
- Panoramic Sea Views
- Allocated Parking Space
- No Onward Chain
- EPC Rating C & Council Tax B



Price £129,500 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

COMMUNAL ENTRANCE HALLWAY

Decorative ornate tiled flooring. Wooden staircase and lift to all floors.



FIRST FLOOR LANDING

Personal door to:

ENTRANCE HALLWAY

Radiator. Doors to:



LOUNGE

16'2 max x 9'10

Radiator. Double glazed windows to front offering panoramic sea views across road.



SEA VIEW FROM LOUNGE



KITCHEN

15'2 x 7'2

Range of laminated panel fronted units at both eye and floor level. Laminated rolled edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Inset electric oven. Inset four ring gas hob with extractor hood above. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Wall mounted gas boiler (not tested). Part tiled walls. Radiator. Breakfast bar. Double glazed window to side.



BEDROOM

16'3 x 9'8

Fitted wardrobes. Radiator. Double glazed window to front offering panoramic sea views across road.



SEA VIEWS FROM BEDROOM



BATHROOM

Fitted with a four piece suite. Comprises low level W.C. Pedestal hand wash basin. Panelled bath. Shower cubicle with wall mounted shower (not tested). Fully tiled walls.



OUTSIDE

Communal gardens to front and side. Allocated parking space to rear.

ALLOCATED PARKING SPACE



CLACTON SEA FRONT

The Towers is located directly opposite Clacton Sea Front with it's regenerated beaches and sea front.



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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): 102 Annual ground rent amount (£): £100 Ground rent review period (year/month): TBC Annual service charge amount (£): 2024/2025 £2414 including Buildings Insurance - This also included a contribution to extra lift maintenance. Service charge review period (year/month): TBC

Any Additional Property Charges: No

Services Connected:

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

Non-Standard Property Features To Note: No

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.

FIRST 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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA

☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents