



Chandos Hall, Church Road Clacton-On-Sea, CO15 6AS

Sheen's Estate Agents are pleased to offer this ONE BEDROOM GROUND FLOOR FLAT in Chandos Hall. This property is being offered with a 100 year lease and being sold with NO ONWARD CHAIN. East Clacton's regenerated beaches and sea front are situated just 200 metres away with Clacton's Mainline Railway Station just over quarter of a mile away. A viewing is highly recommended to appreciate the accommodation on offer.

- One Bedroom
- 14'5 (into bay) x 12'6 Lounge
- 12'9 x 10'8 Bedroom
- 8'3 x 5'6 Kitchen
- Gas Central Heating (n/t)
- Ground Floor Flat
- Fully Double Glazed
- No Onward Chain
- Council Tax Band A
- EPC Rating D



Price £100,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

KITCHEN

8'3 x 5'6

Fitted with a selection of wall mounted matching units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit. Electric hob with cooker below (not tested). Space and plumbing for washing machine. Space for under counter fridge and freezer. Double glazed window to front.



LOUNGE

14'5 into bay x 12'6

Radiator. Double glazed window to front.



BEDROOM

12'9 x 10'8

Radiator. Double glazed window to front.



BATHROOM

Low level W/C. Vanity hand wash basin. Panelled bath with shower attachment above (not tested).



OUTSIDE

Allocated parking space.

Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax Band: A

Length of lease (years remaining): 100 years

Annual ground rent amount (£100):

Ground rent review period (year/month): TBC

Annual service charge amount (£1,342):

Service charge review period (year/month): TBC

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

Particular Disclaimer

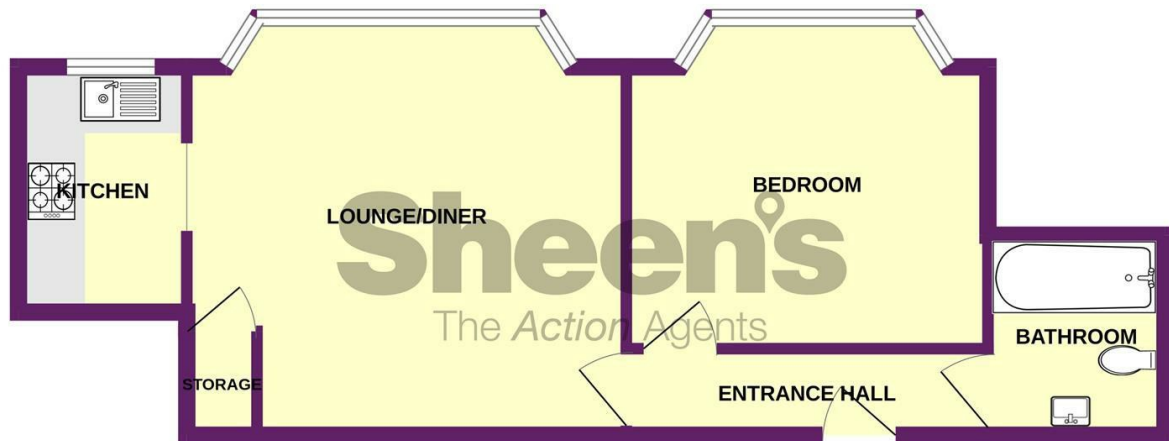
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



CHANDOS HALL

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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