



Vista Road Clacton-On-Sea, CO15 6DF

Sheen's Estate Agents are pleased to offer for sale this TWO DOUBLE BEDROOM FIRST FLOOR FLAT situated in a seafront complex boasting impressive SEA VIEWS in the popular 'East Clacton' area. The property benefits from a BALCONY and ALLOCATED PARKING and is located within half a mile of Clacton-on-Sea's town centre and mainline railway station. An early internal inspection is advised to appreciate the accommodation and views on offer.

- Two Bedrooms
- 16'2 x 14'3 Lounge
- 10'7 x 8'10 Kitchen
- En-Suite Shower Room
- Three Piece Bathroom Suite
- Balcony With Sea Views
- Gas Central Heating (n/t)
- Fully Double Glazed
- Allocated Parking Space
- EPC Rating C



Offers In Excess Of £220,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door with video entry phone system (not tested) to;

COMMUNAL ENTRANCE HALL

Stairs and lift to all floors.

FIRST FLOOR

Personal entrance door to;

ENTRANCE HALL

Two cupboards. Door to;



LOUNGE

16'2 x 14'3

Inset electric feature fireplace with fire surround (not tested). Radiator. UPVC double glazed windows and UPVC double glazed door leading to Balcony providing sea views. Double doors to Kitchen.



BALCONY

Seafront views.



KITCHEN

10'7 x 8'10

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under under and extractor above. Integrated fridge and freezer. All appliances not tested. Space and plumbing for washing and dishwasher. Selection of matching wall units with cupboards and drawers at both eye and floor level. Partly tiled. Wall mounted gas combination boiler (not tested). Double glazed windows to side. and rear offering sea views.



BEDROOM ONE

14' x 10'

Fitted wardrobes, Double glazed window to rear. UPVC double glazed French doors leading to Juliet balcony. Radiator. Door to;



EN-SUITE SHOWER ROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted shower head attachment above. Part tiled. Radiator. Double glazed window to rear.



BEDROOM TWO

11' x 9'10

Cupboard. Radiator. Double glazed window to rear.



BATHROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Panelled bath. Part tiled. Double glazed window to rear.



SEAFRONT VIEWS



OUTSIDE - FRONT



OUTSIDE - REAR

Allocated parking space. Communal gardens laid to lawn.



BA 0325

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: D

Length of lease (years remaining): 101 Annual ground rent amount (£): £100.00 Ground rent review period (year/month): Annual service charge amount (£): £2000.00 Service charge review period (year/month):

Any Additional Property Charges: N/A

Services Connected:

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

Non-Standard Property Features To Note: N/A

Lease Disclaimer

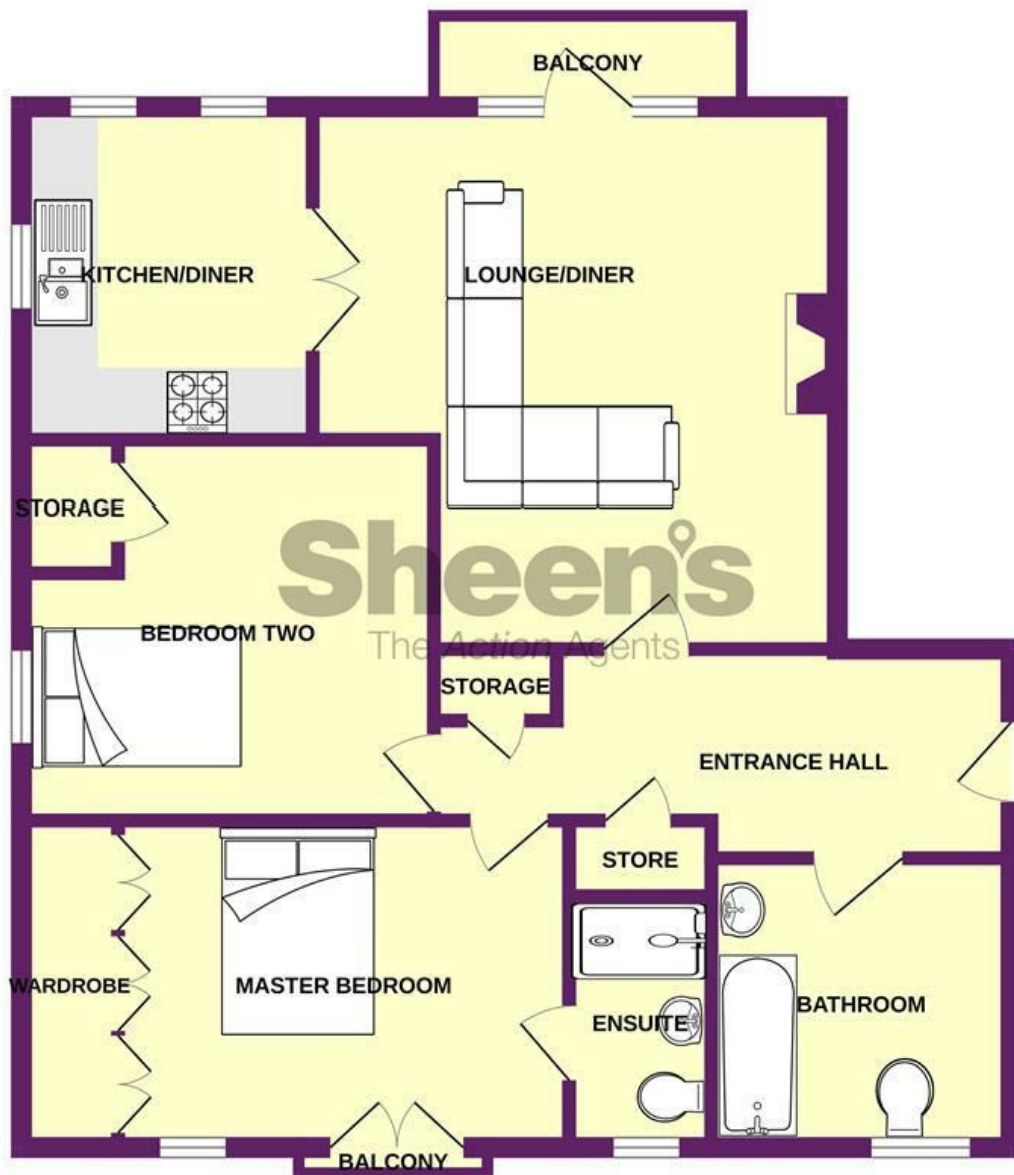
It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

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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