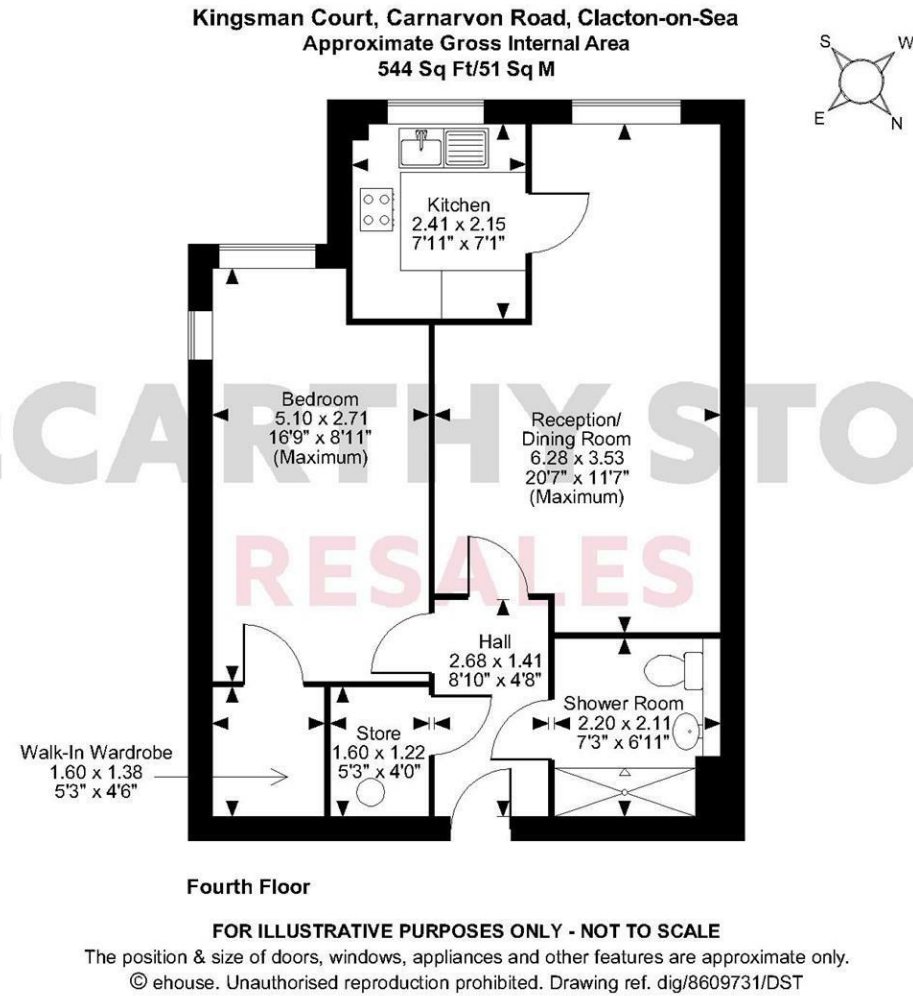


# McCARTHY STONE RESALES

## 32 KINGSMAN COURT

CARNARVON ROAD, CLACTON-ON-SEA, CO15 6EE



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A SUPERB one bedroom PENTHOUSE apartment with SOUTH WEST ASPECT and SEA AND FAR REACHING VIEWS, situated within a popular McCARTHY STONE retirement living development.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

**ASKING PRICE £135,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# KINGSMAN COURT, CARNARVON ROAD, CLACTON-ON-SEA, ESSEX, CO15 6EE

## KINGSMAN COURT

Just a short walk from Clacton's sandy beaches you will find Kingsman Court, a McCarthy & Stone development consisting of 32 one and two bedroom Retirement Living apartments. The development has been designed to support modern living with all apartments featuring walk in wardrobes, underfloor heating, Sky+ connection point in living rooms, camera entry system for use with a standard TV, and En-suite shower/bathroom in selected two bedroom apartments. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners'

lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

## ENTRANCE HALL

Front door with spy hole leads into the entrance hall. Door to walk in airing/storage cupboard. Wall mounted emergency intercom and security door entry system. Emergency pull-cord. Other doors leading to bedroom, lounge and shower room.

## LOUNGE

Sunny south west facing aspect with large window which provides far reaching views and allows lots of natural light in. The room has ample space for dining. TV & Telephone points. Part glazed door leading into the kitchen.


## KITCHEN


A modern fitted kitchen with a range of base and wall units with under counter lighting. Window sits above a single sink unit with drainer and mixer tap. Integrated waist height (for minimal bend) electric oven has space above for

**1 BED | £135,000**



**COUNCIL TAX BAND: B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

# KINGSMAN COURT, CARNARVON ROAD, CLACTON-ON-SEA, ESSEX, CO15 6EE

our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**1 BED | £135,000**



# KINGSMAN COURT, CARNARVON ROAD, CLACTON-ON-SEA, ESSEX, CO15 6EE

1 BED | £135,000

microwave, and ceramic four ringed hob with extractor hood above. Integral fridge / freezer.

## BEDROOM (DUAL ASPECT)

A very well presented double bedroom with two windows offering dual aspects, providing both far reaching views over Clacton and outlook towards the sea. Door to walk in wardrobe with shelving and hanging rail. TV and telephone points.

## SHOWER ROOM

Modern suite comprising a full length shower with glass screen and support rail. Vanity storage unit with wash basin and mirror above. WC, heated towel rail radiator, extractor fan, shaver point.

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £3,388.52 for the financial year ending 31/03/2025 and does not cover external costs such as

your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.  
**PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY**

## PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASE INFORMATION

Lease length: 125 years from 1st June 2013

Ground rent: £425 per annum

Ground rent review: 1st June 2028

It is a condition of purchase that residents must meet the age requirement of 60 years or older.

## ADDITIONAL SERVICES & INFORMATION

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from

