

2 Kingsman Court

Carnarvon Road, Clacton-On-Sea, CO15 6EE



Asking price £200,000 Leasehold

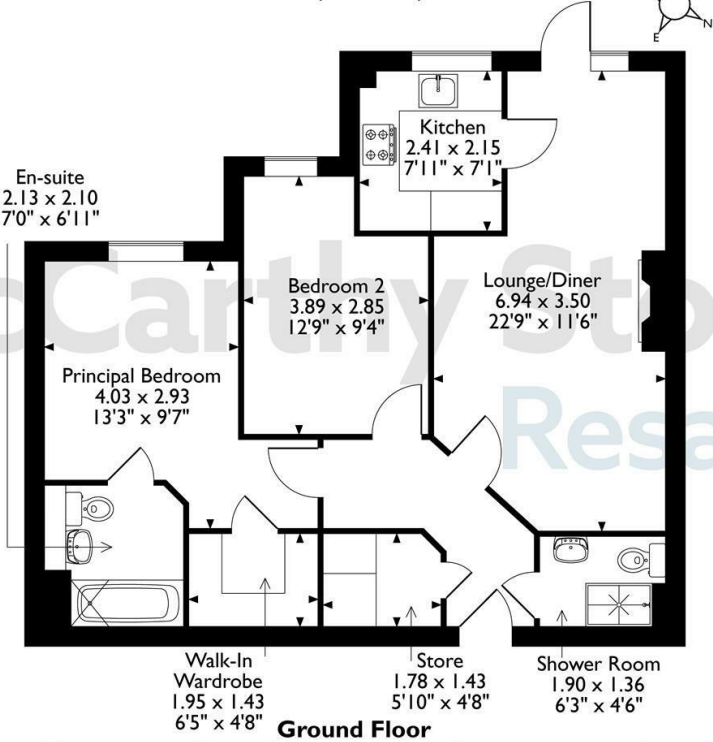
A SPACIOUS two bedroomed retirement. This stunning apartment is located on the GROUND FLOOR with access to a PATIO AREA directly from the lounge. The master bedroom boasts access to a WALK-IN WARDROBE and an EN-SUITE.

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

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Kingsman Court, Apartment 2, Carnarvon Road, Clacton-on-Sea, Essex
Approximate Gross Internal Area
67 Sq M/721 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Kingsman Court, Carnarvon Road, Clacton-On-Sea

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

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 Shower Room (wet room), Bedrooms and Living Room.

Living Room

Double glazed patio door giving access to a patio area. Two ceiling light fitting. Feature fireplace with remote controlled electric fire. TV & Telephone points. Power points. Part glazed door leading into the kitchen.



Kitchen

Modern fitted kitchen with integrated fridge and freezer. Tiled splash back. Easy access oven with side opening door. Four ringed hob with extractor hood above. Double glazed window positioned above the single drainer sink unit with mixer tap. Ceiling spot lights.

Master Bedroom

Double glazed window with roller blind and fitted curtain. Central light fitting. Door to walk-in wardrobe. TV and telephone points. Power points. Door to en-suite bathroom.

Wet Room

This fully tiled en-suite shower room consist of walk in shower with grab rails and glass screen. WC. Pedestal wash hand basin with mixer tap and fitted mirror above. Emergency pull-cord.

Second Bedroom

Double glazed window. Central ceiling light fitting. TV and power sockets.

En-suite Bathroom

Fully tiled bathroom with WC. Vanity unit with inset wash hand basin and fitted mirror above. Low leveled paneled bath with grab rails and shower fitting. Extractor fan. Heated towel rail. Emergency pull-cord.

Service Charge (breakdown)

- 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 annual service charge is £5,173.32 for the financial year ending 31/03/2026 and does not cover external costs such as your Council Tax, electricity or TV, to find out more about the



2 Bed | £200,000

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)'.

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Length

125 years from 1st June 2013

Ground Rent

Annual fee - £495

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 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

