

50 Imperial Court

Marine Parade West, Clacton-on-Sea, Essex, CO15 1LD



PRICE: £165,000

Lease: 125 years from 2004

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE THIRD FLOOR

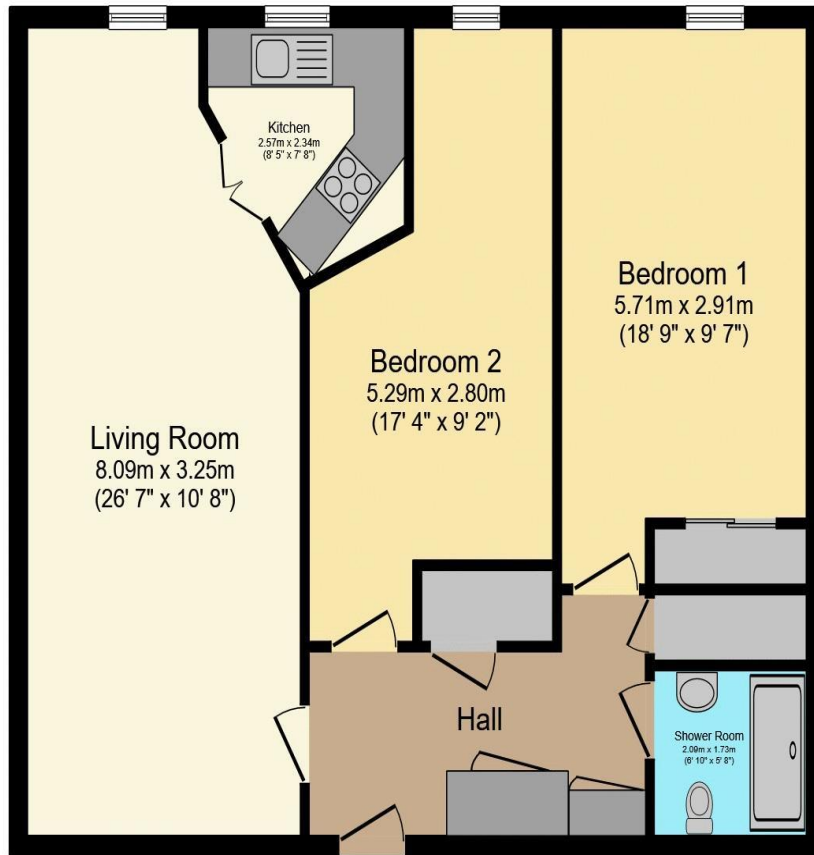
Imperial Court was constructed by McCarthy and Stone (Developments) Ltd and comprises 81 properties arranged over 4 floors each served by a lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents are to be 60 or in the case of joint residents 60 and 55. The development has had new UPVC windows replaced throughout in December 2013. Bus stop and hospital local to the development. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Guest Suite
Development Manager
Gardens
Minimum Age 60
24 hour Appello emergency call system

Residents' Lounge
Laundry room
Refuse room
Lease: 125 years from 2004



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 75.6 sq.m. (813 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

28/02/25

Annual Ground Rent:

£450.00

Ground Rent Period Review:

2027

Annual Service Charge:

£3911.40

Council Tax Band:

D

Event Fees:

**1% Transfer
1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.