

ROSEMARY ROAD, CLACTON-ON-SEA, ESSEX, CO15 1NY

Offers in excess of

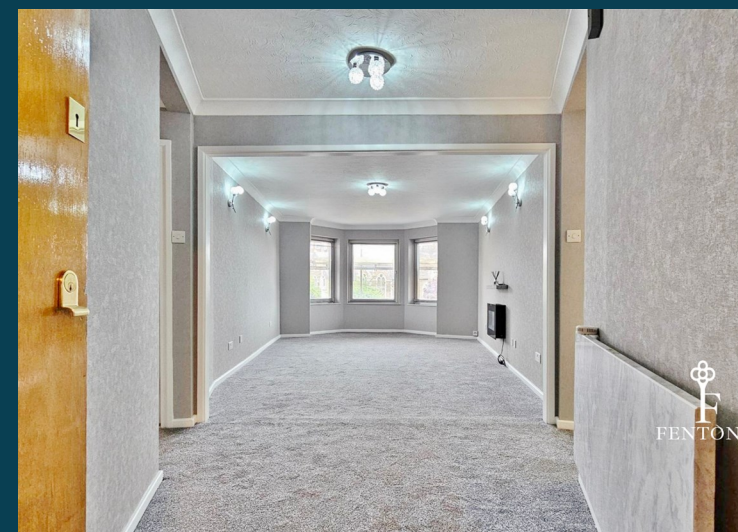
£150,000

LEASEHOLD

- Two Double Bedrooms
- Distant Sea Views
- Modernised Condition Throughout
- Large Shower Room Suite
- Views Over United Reform Church
- Allocated Undercover Parking
- Close to Seafront, Railway Station & Amenities
- Share Of Freehold
- No Onward Chain
- Council Tax Band - C / EPC Rating - C



FENTONS
ESTATE AGENTS



Situated just a stone's throw from Clacton's seafront, Fentons are delighted to bring to market this modern and spacious, TWO DOUBLE BEDROOM FIRST FLOOR FLAT. The flat enjoys a highly desirable position overlooking the United Reformed Church, with DISTANT SEA VIEWS adding to its appeal. The property has undergone a programme of modernisation by the current owner and benefits include a share of the freehold, allocated undercover parking, and the significant advantage of being offered with NO ONWARD CHAIN. Grosvenor Court is conveniently located approximately 0.4 miles from Clacton-on-Sea Railway Station and around 0.3 miles from the town centre and High Street, the property is ideally placed for easy access to local shops, amenities, and transport links. An early viewing is highly advised to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Communal entrance door leading to:-

Communal Hall

Lift and stair flight to all floors.

Second Floor

Hardwood door leading to:-

Hall

Electric radiator. Built in airing cupboard housing hot water cylinder. Open access to:-

Lounge/Diner

19'8" into bay x 10'11"

Wall mounted electric fire. Wall lights. Sealed unit double glazed bay windows to front with side distant sea views.

Kitchen

9'8" x 8'5"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of units both at eye and floor level. Plumbing for washing machine. Integrated dishwasher. Space for fridge/freezer. Part tiled walls. Laminate flooring. Extractor fan.

Bedroom 1

Electric radiator. Sealed unit double glazed windows to front overlooking the Church.

Bedroom 2

15'8" x 9'7"

Fitted wardrobes. Electric radiator. Sealed unit double glazed windows to front overlooking the Church.

Shower Room

Large white suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Fitted corner shower cubicle with double sliding doors and wall mounted shower attachment. Fully tiled walls. Laminate flooring. Spotlights. Extractor fan. Wall mounted electric heated towel rail.

Outside

Allocated undercover parking space.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 86

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 2200 including ground rent and buildings



insurance

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £1978.64 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non-Standard Property Features To Note: N/A

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.



FLAT 9, GROSVENOR COURT ROSEMARY ROAD, CLACTON-ON-SEA, ESSEX, CO15 1NY





FENTONS

FLAT 9, GROSVENOR COURT ROSEMARY ROAD, CLACTON-ON-SEA, ESSEX, CO15 1NY





REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

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.

Lease Info

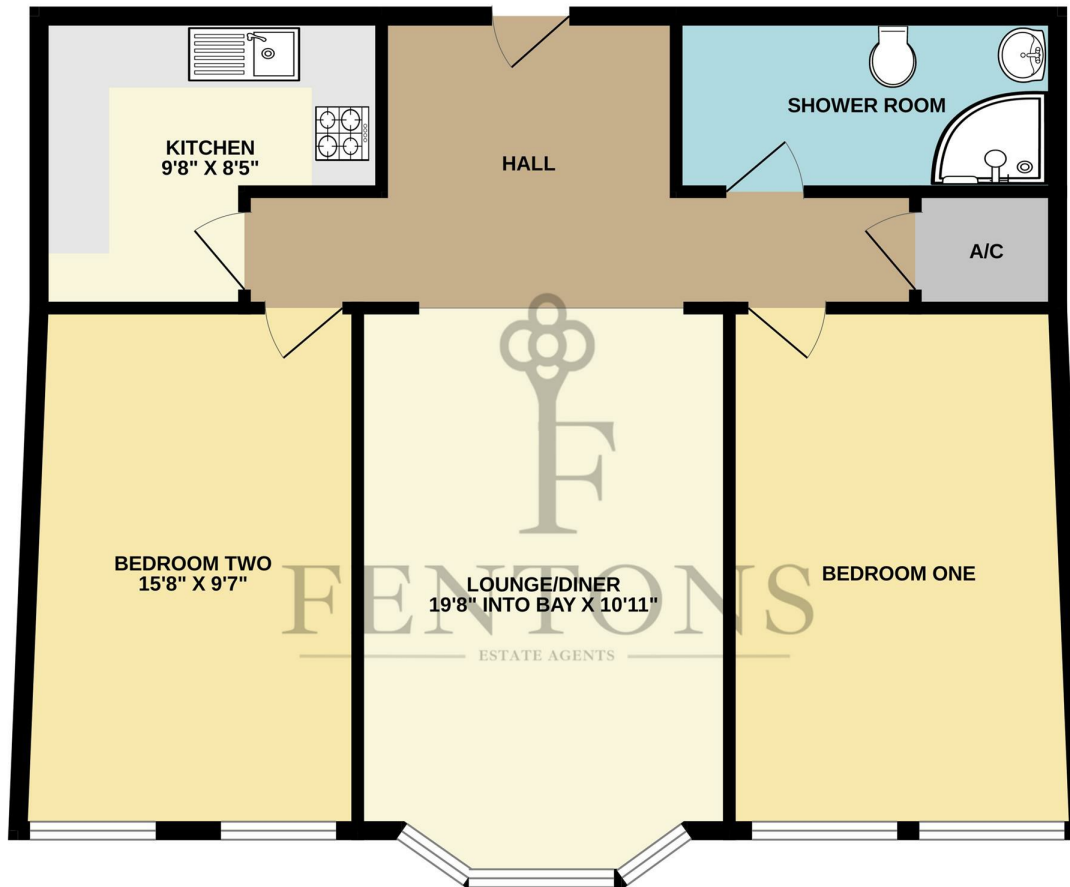
Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.



FLAT 9, GROSVENOR COURT ROSEMARY ROAD, CLACTON-ON-SEA, ESSEX, CO15 1NY



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.
Made with Metropix ©2026

Call us on

01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

C



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		
England & Wales	EU Directive 2002/91/EC	

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.

