



Rosemary Road Clacton-On-Sea, CO15 1NY

Located a mere 400 metres from Clacton-on-Sea's seafront and beaches, Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM GROUND FLOOR FLAT. The Flat benefits from being offered with NO ONWARD CHAIN. The flat is approximately 550 metres from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. An internal inspection is highly advised to appreciate the accommodation and nearby views on offer.

- Two Bedrooms
- 18'3 x 11'8 Lounge
- 8'7 x 7'2 Kitchen
- 7'7 x 7' Shower Room
- Electric Heating (n/t)
- Close To Seafront
- No Onward Chain
- Allocated Parking Space
- Council Tax Band B
- EPC Rating C



Price £160,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

COMMUNAL HALLWAY

Stair flight and lift to all floors. Door to:



ENTRANCE HALL

Storage heater. Cupboard housing water tank. Multi panel glazed folding doors to:

LOUNGE

18'3 max x 11'8 narrowing to 8'3

Storage heater. Double glazed bay windows to front.



KITCHEN

8'7 x 7'2

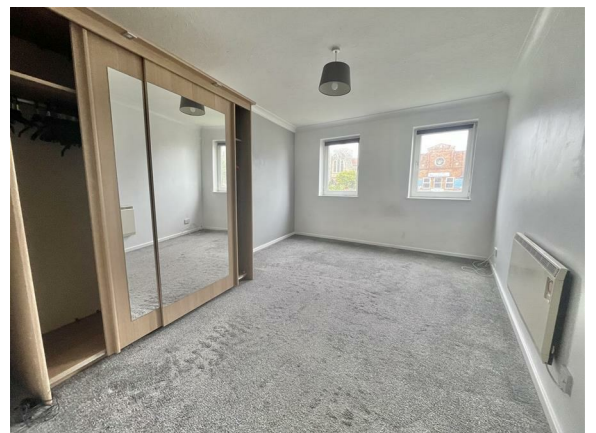
Fitted kitchen suite comprising marble effect square edge work surfaces with white wall mounted cabinets with cupboards and drawers below. Inset ceramic one and a half bowl drainer sink unit with stainless steel mixer tap. Inset oven. Inset induction hob with extractor hood above. (All appliances not tested). Space for fridge. Space for freezer. Space for washing machine. Tiled splashbacks.



BEDROOM ONE

14'8 x 11'6 max

Electric panel heater. Two double glazed windows to front.



BEDROOM TWO

14'8 x 11'3 max

Electric panel heater. Two double glazed windows to front.



SHOWER ROOM

7'7 x 7 max

Three piece suite comprising a low level W.C. Vanity wash hand sink basin with drawers below. Double step in shower cubicle with wall mounted electric shower above. (not tested). Fully tiled walls.



OUTSIDE

Parking area for residents of the flat with one allocated parking space.



Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1731.31 Per Annum

Length of lease (years remaining): 84 Annual ground rent amount (£): 300 Ground rent review period (year/month): Annual service charge amount (£): 2075.92 Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

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.

JB PARAGRAPH (05/26)

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

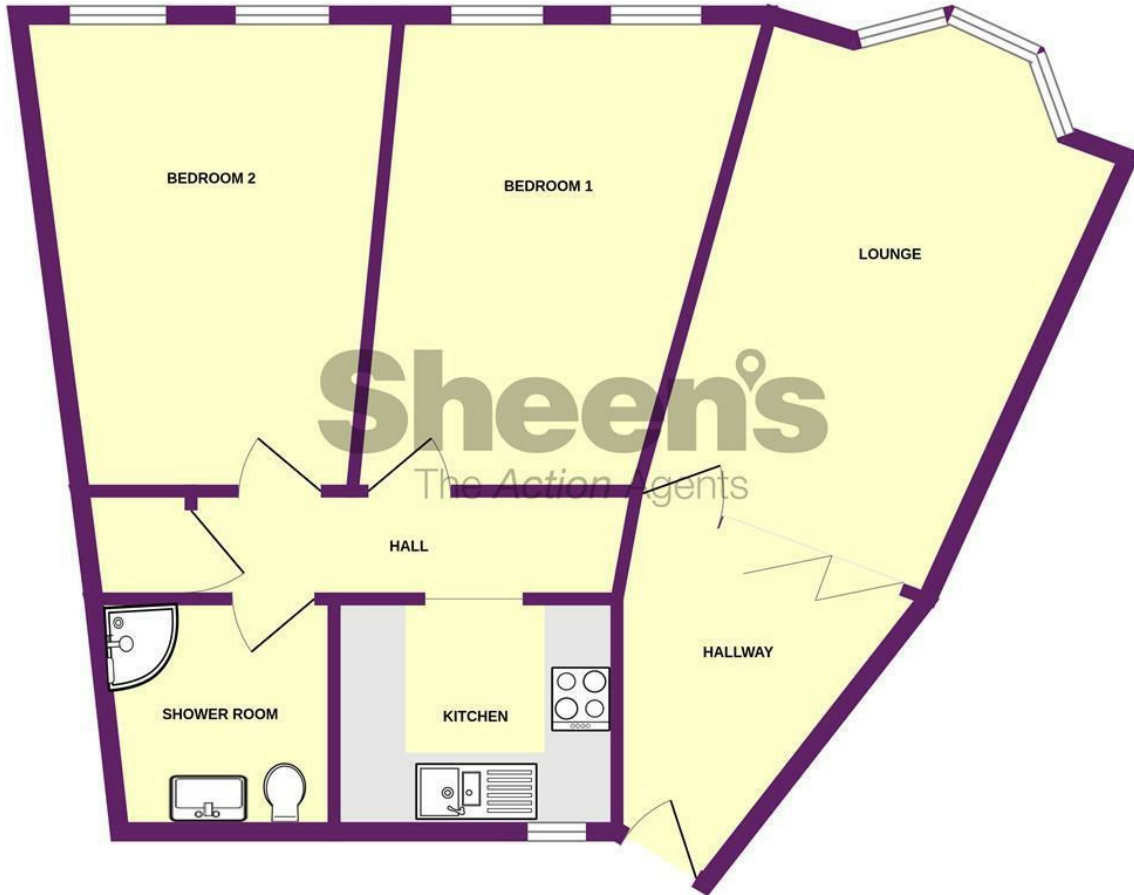
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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