110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents

Victory House, 6 Victory Road
Clacton-on-Sea, CO15 3DX

Being offered with NO ONWARD CHAIN is this 2016 Built TWO BEDROOM FIRST FLOOR FLOOR FLAT located in the Essex coastal town of Clacton-on-Sea. Clacton-on-Sea's town centre and railway station are located approximately half a mile away along with Clacton's seafront being approximately three quarters of a mile away. The property benefits from a numbered allocated parking space. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 16'9 x 18'2 Lounge/Kitchen
- Bathroom
- Gas Central Heating (n/t)
- Double Glazed Windows
- Numbered Allocated Parking Space
- Communal Gardens
- No Onward Chain
- Council Tax Band B
- EPC Rating B

Price £119,995 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden entrance door leading to:

ENTRANCE HALL

Radiator. Door to:

LOUNGE/KITCHEN

16'9 x 18'2

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above (not tested). Space for fridge freezer. Space and plumbing for washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Wall mounted gas combination boiler (not tested). Two radiators. Double glazed window to rear.

BEDROOM ONE

14'5 x 9'9

Radiator. Double glazed window to rear.

BEDROOM TWO

14'5 x 9'

Radiator. Double glazed window to rear.

BATHROOM

Three piece white suite comprising: Low level W.C. Pedestal hand wash sink basin. Panelled bath. Partly tiled. Radiator.

OUTSIDE

The property benefits from its own numbered allocated parking space. Communal lawned gardens and visitor parking spaces.

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): 114 years - Annual ground rent amount (£): £250.00 Per Annum Annual service charge amount (£): £1,766.00 Per Annum

Any Additional Property Charges: N/A

Services Connected

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: N/A

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.

BA 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.

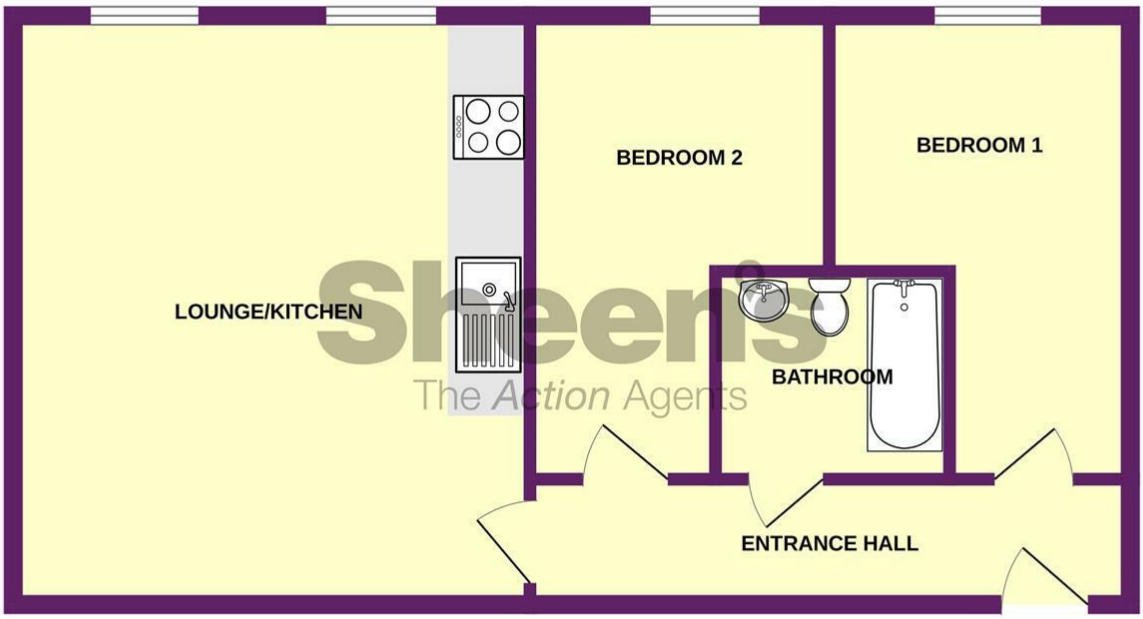
Particular Disclaimer

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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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