

HADLEIGH ROAD, CLACTON-ON-SEA, ESSEX, CO16 8TN

Offers in excess of

£95,000

LEASEHOLD

- One Bedroom
- Modern Kitchen
- Modern Bathroom
- Approx. 100 Year Lease
- Ideal Investment Opportunity
- Garage & Off Street Parking
 - Clacton-on-Sea
 - No Onward Chain
 - Council Tax Band - A
 - EPC Rating - D



FENTONS
ESTATE AGENTS



Situated in a cul-de-sac position and being offered with NO ONWARD CHAIN, Fentons are pleased to offer sale this well presented, ONE BEDROOM TOP FLOOR FLAT. The property makes an ideal opportunity for first time buyers or investors. The property boasts a modern fitted kitchen and contemporary bathroom, along with the added benefit of a garage and off street parking. With approximately 100 years remaining on the lease and a low service charge, this represents an attractive and potentially low maintenance investment opportunity. Conveniently positioned approximately 1.2 miles from Clacton-on-Sea railway station and around 1.5 miles from the seafront, with Clacton town centre also within easy reach.

Accommodation comprises of approximate room sizes

Obscured double glazed sliding patio door leading to:-

Porch

Obscured hardwood door leading to:-

Lounge

13'5" max x 10'1"

Two built in storage cupboards. Radiator. Double glazed window to rear. Open access to:-

Kitchen

9'6" x 5'10"

Fitted with a range of matching fronted units. Wooden rolled edge worksurfaces. Inset ceramic sink and drainer unit with mixer tap. Space for cooker. Extractor hood. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Laminate flooring. Radiator. Window to front.

Bedroom

10'6" max x 7'11"

Built in wardrobe. Built in airing cupboard housing combination boiler providing heat and hot water throughout. Loft access. Radiator. Double glazed window to front. Door to:-

Bathroom

Suite comprises low level w/c. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with shower hose attachment. Part tiled walls. Tiled flooring. Obscured double glazed window to front.

Outside

Communal gardens. Concrete driveway providing off street parking leading to a garage with an up and over door.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 100

Annual ground rent amount (£): 10

Ground rent review period (year/month):

Annual service charge amount (£): 150

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: A

Payable 2025/2026 £1483.98 Per Annum

Any Additional Property Charges: N/A



Services Connected:

(Gas): Yes

(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

AML

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.

REFERRAL FEES

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



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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.

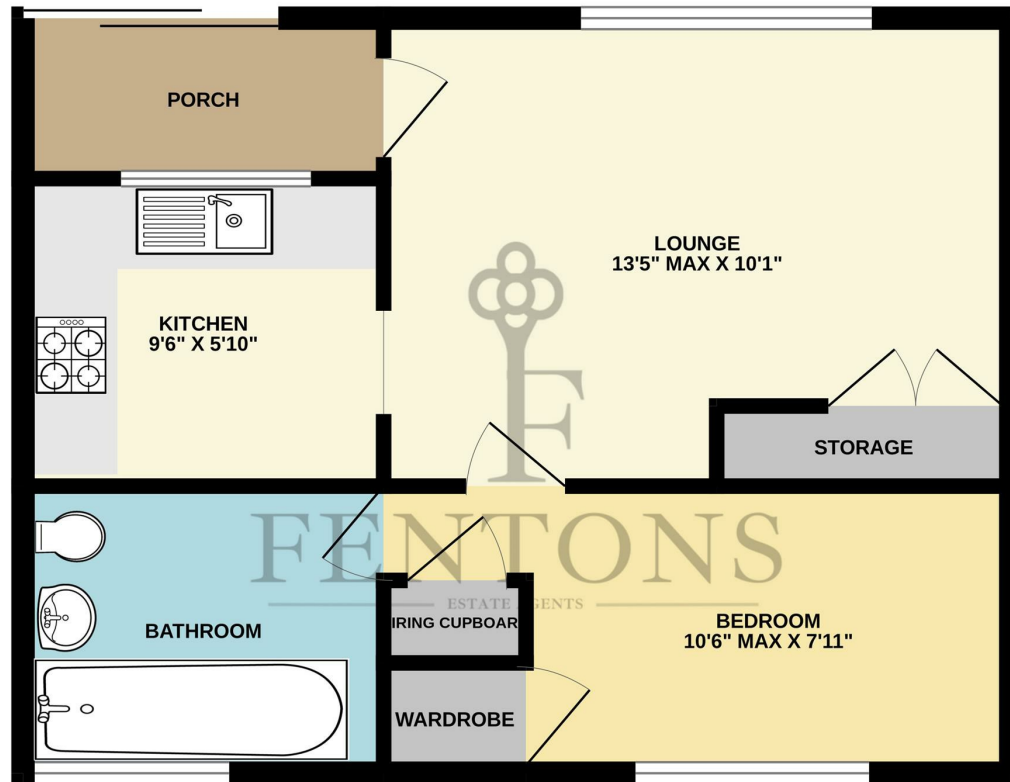
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



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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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Call us on

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www.fentonsestates.co.uk

Council Tax Band

A



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	62	69
	EU Directive 2002/91/EC	

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