



Honeypot Hall, Harold Road East Clacton, CO15 6AL

Sheen's Estate Agents are pleased to offer for sale this **TWO BEDROOM SECOND FLOOR FLAT** situated in the sought after East Clacton area. The property is located within a quarter of a mile of Clacton's town centre, mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14'5 x 9'7 Lounge
- 8'2 x 6'11 Kitchen
- Bathroom
- Fully Double Glazed
- Gas Central Heating (n/t)
- Communal Gardens
- Council Tax Band B
- EPC Rating D



Price £130,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door with security entry phone system (not tested) to:

COMMUNAL HALLWAY

Starflight to all floors. Door to:

ENTRANCE HALLWAY

Radiator. Sky light. Storage cupboard. Doors to:

LOUNGE

14'5 x 9'7

Radiator. Double glazed windows to front.



KITCHEN

8'2 x 6'11

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



BEDROOM ONE

14'7 x 9'8

Radiator. Double glazed window to front.



BEDROOM TWO

14'6 x 9'8

Radiator. Double glazed window to front.



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BATHROOM

Three piece white suite comprising low level W.C. Pedestal hand wash sink basin. Corner panelled bath with shower attachment above. Majority tiled. Radiator. Double glazed windows to rear.



OUTSIDE

Communal gardens which are laid to lawn. Communal refuse area.



Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band B : Payable 2025/2026 £1662.43 Per Annum

Length of lease (years remaining): 74 Years Annual ground rent amount (£): Ground rent review period (year/month): Annual service charge amount (£): £2,672.00 Service charge review period (year/month):

Any Additional Property Charges: N/A

Services Connected:

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

Non-Standard Property Features To Note: N/A

BA 09/25

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.

Lease Disclaimer

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

AGENTS NOTES

The vendor has made us aware that a new roof is currently being done on the property. The current service charge of £222.00 a month includes the works being carried out for the roof (Service charge will reduce once works have been finalised.)

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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