110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents



Oxford Road
Clacton-on-Sea, CO15 3TD

***Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65,000
***

This purpose built TWO BEDROOM FIRST FLOOR FLAT has around 107 years remaining on the lease and is offered with Vacant Possession. Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street is positioned within quarter of a mile with Clacton Sea Front and Town Centre just over half a mile away. The property has recently been repainted and re-carpeted throughout and is offered in clean and tidy decor. Having an allocated parking space to the rear and communal garden space, this 2008 built property makes an ideal investment opportunity.

- Two Bedrooms
- Open Plan Lounge/Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Double Glazed Windows
- Allocated Parking Space
- Approx 107 Years on Lease
- Close To Amenities
- Vacant Possession
- EPC Rating C & Council Tax A







By Auction £65,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door with communal entry system (not tested) to

COMMUNAL ENTRANCE HALLWAY

Stair flight to First Floor. Please note this communal entrance is only for Flat's 1 & 2. Private wooden entrance door to:





ENTRANCE HALLWAY

Doors to:



BEDROOM ONE

Radiator. Double glazed window to front.



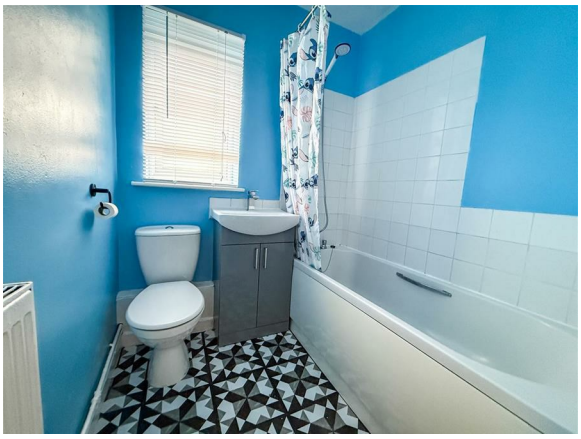
BEDROOM TWO

Radiator. Double glazed window to front.



BATHROOM

Fitted with a three piece white suite. Comprises panel bathrooms. Pedestal wash hand basin. Low level W.C. Part tiled walls. Radiator. Double glazed window to side.



OPEN PLAN LOUNGE/KITCHEN





LOUNGE AREA



KITCHEN AREA



OUTSIDE -

The property benefits and allocated parking space in the car park to thee rear. There are also small communal garden areas,





ALLOCATED PARKING SPACE.

AUCTIONEERS NOTE

This property has had an absent freeholder and no management company since 2019.

Material Information (Leasehold Property)

Tenure: Leasehold
Council Tax: Tendring District Council; Council Tax Band A; Payable 2026/2027 £1483.98 Per Annum

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

Any Additional Property Charges:

Services Connected:
(Gas): (Electricity): (Water): (Sewerage Type): (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.

JE 0326

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.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.
The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services

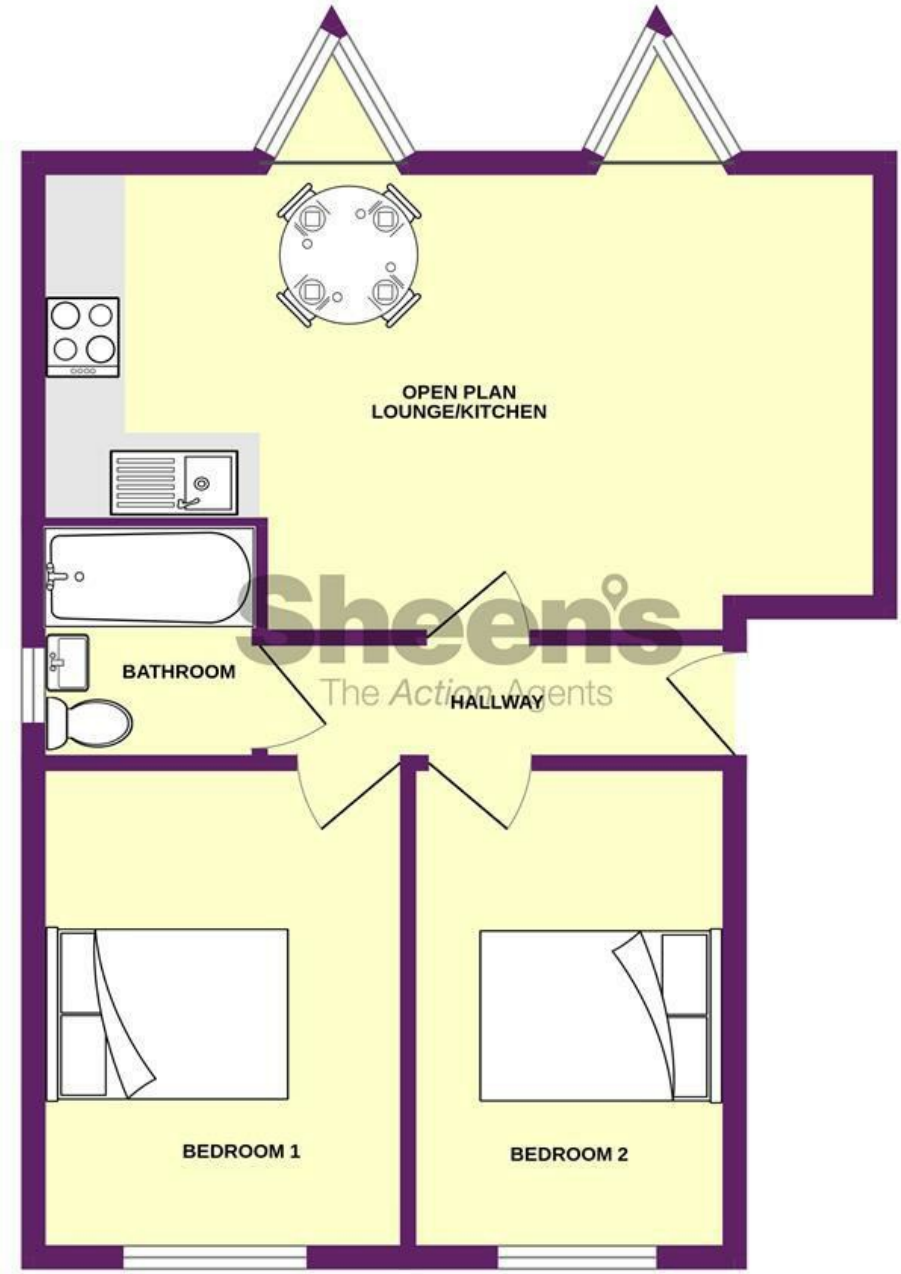
Particular Disclaimer

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

FIRST 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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