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



Hastings Avenue
Clacton-On-Sea, CO15 1XY

Offered with NO ONWARD CHAIN is this TWO BEDROOM PURPOSE BUILT GROUND FLOOR FLAT which is situated on the sought after Martello Bay development with it's award winning beach. Clacton's mainline railway station and town centre are approximately one mile away. Situated in a smaller exclusive building set back from the road, an early viewing is advised to appreciate the accomodation and communal gardens on offer.

- Two Bedrooms
- 15'11 x 10'3 Lounge
- 12'7 max Fitted Kitchen
- Three Piece Bathroom Suite
- Double Glazed Windows
- Fischer Electric Radiators (n/t)
- Enclosed Communal Gardens
- Allocated Parking Space
- No Onward Chain
- EPC Rating TBC & Council Tax B







Price £149,995 Leasehold

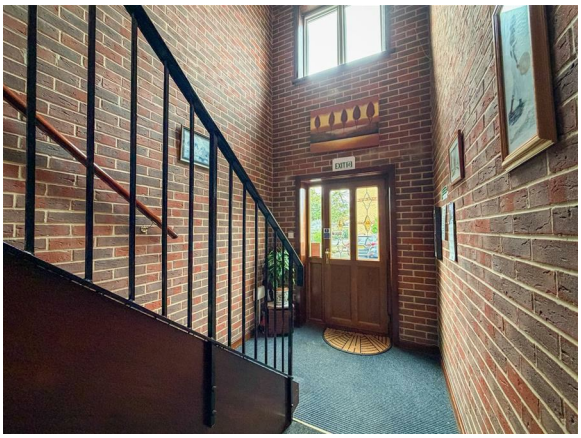
Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed communal entrance door with security intercom system to:

COMMUNAL ENTRANCE HALLWAY

Stair flight to all floors. Private wooden entrance door at ground floor level to:



ENTRANCE HALLWAY

Built in cupboard housing hot water cylinder (not tested). Fischer electric radiator (not tested). Doors to:



BEDROOM ONE

12'4 x 8'7

Fitted wardrobes with cupboards over bed space. Double glazed window to rear.



BEDROOM TWO

12'4 x 6'4

Double glazed window to rear.



BATHROOM

6'8 x 5'9

Fitted with a three piece white suite. Comprises panel bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Fully tiled walls. Extractor fan (not tested).



LOUNGE

15'11 x 10'3

Fischer electric radiator (not tested). Double glazed windows to front and side. Open access to:







KITCHEN

12'7 nar 9'1 x 6'8 max

Fitted with a range of white panel fronted units. Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Cooker space with concealed extractor hood above (not tested). Tall fridge/freezer space. Tiled splash backs. Double glazed window to side.





OUTSIDE - COMMUNAL GARDENS

Enclosed communal gardens. Laid to lawn with array of borders. Shared/Communal timber summer house and storage shed.







OUTSIDE FRONT & ALLOCATED PARKING SPACE

The property benefits from one allocated parking space.



MARTELLO BAY BEACH

The property is located just off of Martello Bay Sea Front with its award winning Beaches.





Material Information (Leasehold Property)

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

Length of lease (years remaining): 96 Annual ground rent amount (£): £145.56 Ground rent review period (year/month): TBC Annual service charge amount (£): £953.34 - Includes Buildings Insurance Service charge review period (year/month): yearly

Any Additional Property Charges: No

Services Connected:
(Gas): No (Electricity): Yes (Water): Mains (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: no

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 1026

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.

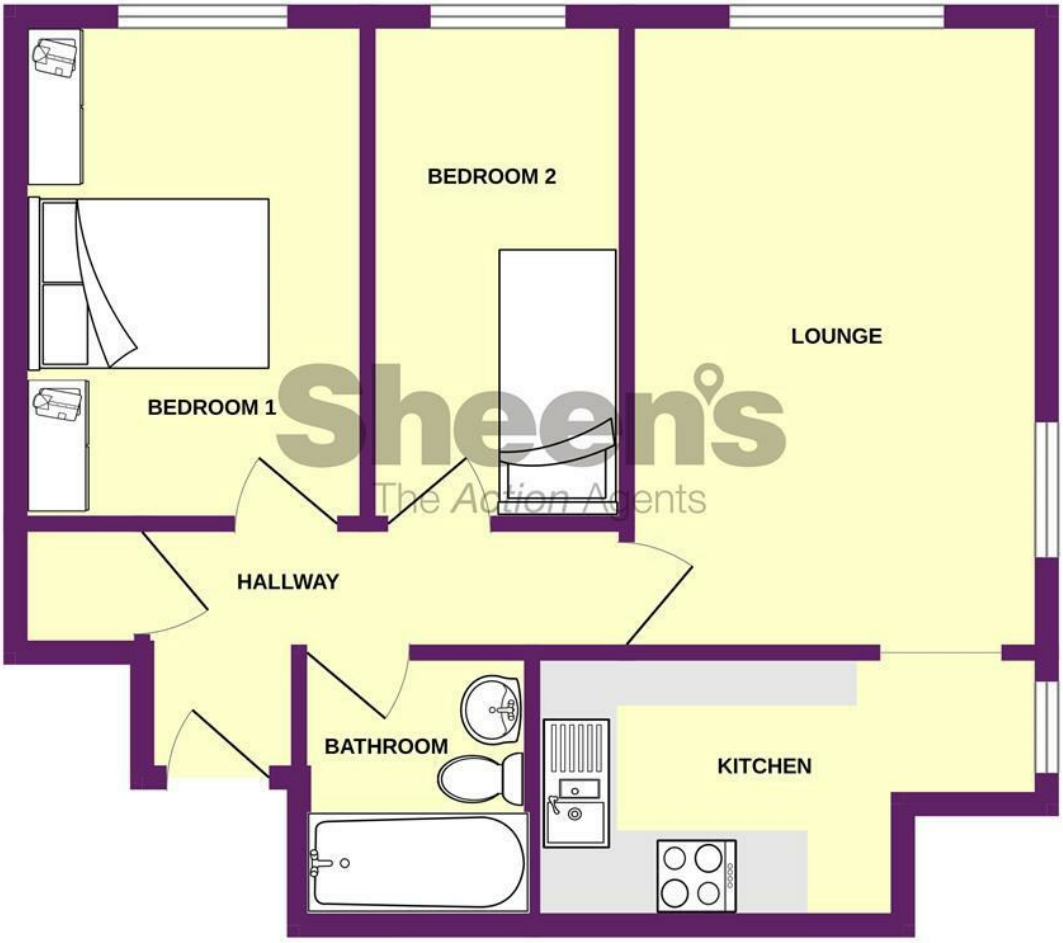
Particular Disclaimer

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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Sheen's The Action Agents

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