



## Flatford Drive Clacton-On-Sea, CO16 8AJ

**\*\*FIRST-TIME BUYERS\*\*** - Sheens Estate Agents are pleased to offer for sale this modernised TWO BEDROOM GROUND FLOOR MAISONETTE, is situated a quarter of a mile of Bockings Elm shopping facilities and approximately one and a quarter miles from Clacton's town centre, seafront and mainline railway station. This ground floor maisonette has the added benefit of its own Front and Rear Gardens, along with Garage and Off Street Parking. A viewing is highly recommended to appreciate the size of the accommodation and finish on offer.

- Two Bedrooms
- 13'3 max Lounge
- 11' Modern Fitted Kitchen
- Gas Central Heated
- Modern White Bathroom Suite
- Double Glazed Windows
- Garage In Block
- Approximately 35' Rear Garden
- Council Tax Band A
- EPC Rating C

Price £170,000 Leasehold



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Part double glazed entrance door to;

### ENTRANCE HALL

Radiator. Two storage cupboards. Wood laminate flooring. Doors to;



### LOUNGE

13'3 max x 1'6

Double glazed window to front. Radiator. Wood laminate flooring.



## KITCHEN

11'6 x 8'10

Modern fitted kitchen comprising of; Solid oak work surfaces with inset single drainer ceramic sink unit. Built in four ring electric hob. Built in waist height oven and grill. Integrated washing machine and fridge freezer. All appliances not tested. Wall mounted gas boiler concealed in cupboard (not tested). Selection of matching shaker style cupboards and drawers at both eye and floor level. Tiled splash backs. Airing cupboard. Double glazed window to rear. Double glazed door leading to garden.



## BEDROOM ONE

12' x 9'10

Double glazed window to front. Radiator. Wood laminate flooring.



## BEDROOM TWO

9' x 9'

Double glazed window to rear. Radiator, Wood laminate flooring.



## BATHROOM

Fitted modern white suite comprising; Low level W.C. Vanity hand wash basin with cupboards under. Panelled bath with wall mounted electric shower (not tested). Fully tiled walls. Heated towel rail, Double glazed window to rear.



## OUTSIDE - FRONT

Sloped access to front door. Remainder being laid to lawn. Driveway leading to garage providing off street parking.



## OUTSIDE - REAR

Measuring approximately 35'. Sloping access leading to patio paved area. Raised slate shingle borders and flower beds with remainder being laid to lawn. Enclosed by panelled fencing. Pedestrian access to side via gate.



## GARAGE

Up and over door.



## Material Information (Leasehold Property)

Tenure: Leasehold

Length of lease (years remaining): 102

Annual ground rent amount (£): 10

Ground rent review period (year/month): TBC

Annual service charge amount (£): 84.10

Service charge review period (year/month): TBC

Council Tax Band: A

Any Additional Property Information: This property benefits from sloping access to both front and rear gardens.

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

## JB 02/26

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

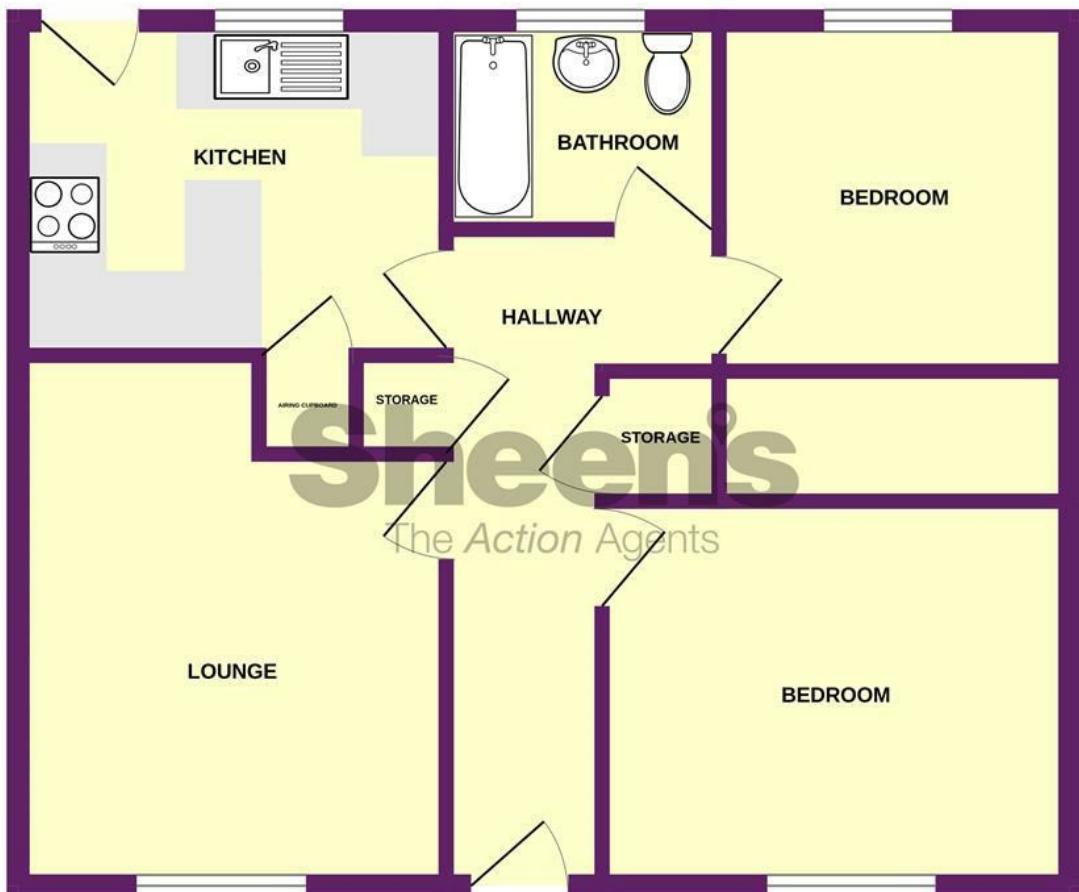
## Particular Disclaimer

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**  
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