

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



## Marine Parade West Clacton-On-Sea, CO15 1LD

Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT located in the select Imperial Court along Marine Parade East. Imperial Court was built by McCarthy and Stone circa 2004 for the Over 60's and benefits impressive communal lounge and laundry facilities. Located along Clacton-on-Sea's sea front with its sandy beaches the property is within just a quarter of a mile of the town centre and recently regenerated Pier. An early viewing is advised to appreciate the accommodation on offer.

- 17'6 x 9'6 Bedroom
- 14' x 12'2 Lounge
- 9' x 7'8 Fitted Kitchen
- White Shower Room
- Double Glazed Windows
- Electric Heating (n/t)
- Communal Parking & Gardens
- Over 60's Complex
- Council Tax Band B
- EPC Rating B



**Price £95,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed double entrance door with security intercom system to:

### COMMUNAL ENTRANCE HALL/LOUNGE

Open plan communal hall/lounge seating area. Open access to corridors with lift and stair flights to all floors. Access to communal laundry facilities on ground floor. Private entrance door to:

### ENTRANCE HALL

Deep storage cupboard. Door to:

### LOUNGE

14'0 x 12'2

Inset electric feature fireplace with fire surround. Electric night storage heater. Double glazed window to side. Glazed French doors to:



## KITCHEN

9'0 x 7'8

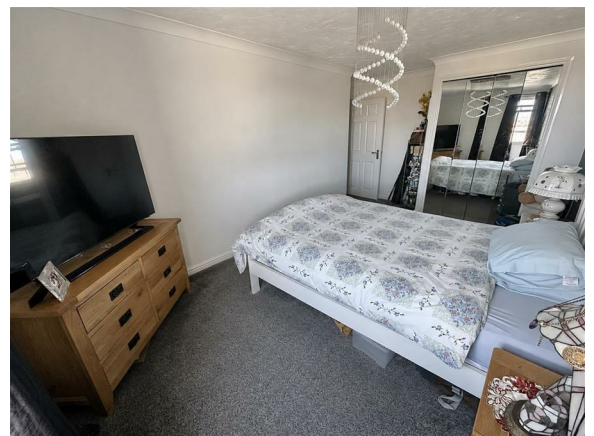
A modern fitted kitchen suite comprising: Laminated square edge work surfaces with inset single drainer sink unit with a stainless steel mixer tap. Inset four ring hob with extractor hood above (not tested). Inset oven. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Double glazed window to rear.



## BEDROOM

17'6 x 9'6

Built in wardrobe with mirrored fronted sliding door. Double glazed window to side.



## SHOWER ROOM

Three piece white suite comprising: Low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Step in shower cubical with wall mounted shower attachment above. Extractor fan. Heated towel rail.



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## OUTSIDE

The property is positioned along Clacton Sea Front with it's close proximity to the sandy beaches, Impressive communal gardens. Communal parking. Regenerated Pier.



## Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable: 2026/2027 £1731.31 Per Annum

Length of lease (years remaining): 103 Annual ground rent amount (£): £400.00 Annual service charge amount (£): £2600.00

Any Additional Property Charges: N/A

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

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.

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## BA 29/06

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](http://www.sheens.co.uk).

## Particular Disclaimer

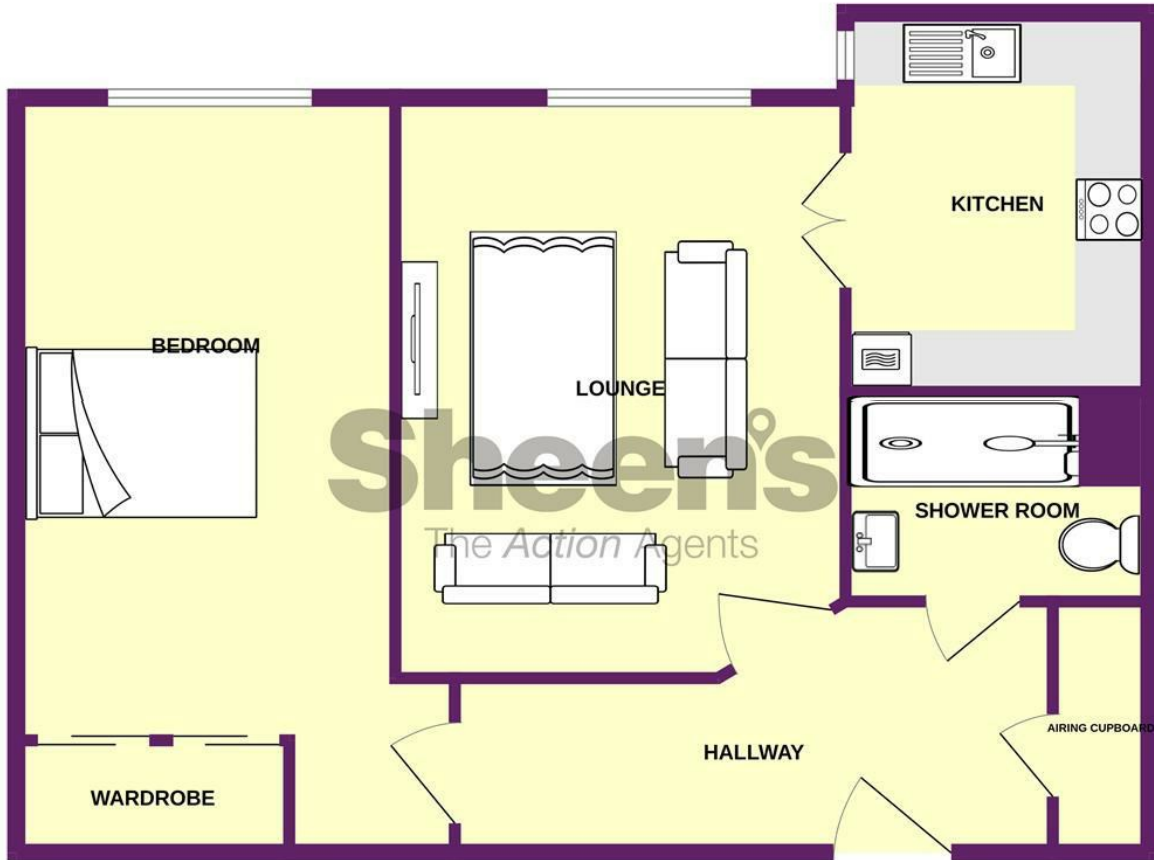
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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