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Sheen's
The *Action* Agents

Olivers Court, Olivers Close
Clacton-on-Sea, CO15 3QX

*** AFFORDABLE LIVING *** GUIDE PRICE £87,000-£89,000 ***
Sheen's Estate Agents are delighted to present this two-bedroom ground floor retirement flat, available exclusively to those aged 55 and over. Ideally located within half a mile of Clacton-on-Sea's town centre, mainline railway station, and seafront, the property offers both convenience and coastal living. Offered under a shared ownership scheme with Eastlight Community Housing, the purchase price represents a 70% share of the property, with no additional rent payable on the remaining 30% (with Affordable services charges of £95.65pcm).

- Two Bedrooms
- 12'6 x 11'10 Lounge
- 12'6 x 7'4 Kitchen/Diner
- Electric 'Q Rad' Heating (n/t)
- Double Glazed with Some Additional Secondary Glazing
- Communal Laundry
- Over 55's Retirement Complex
- Affordable services charges of £95.65pcm
- 70% Shared Ownership (30% Owned by Eastlight Communty Housing)
- EPC Rating D & Council Tax B

Guide Price £87,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Multi-panel glazed wooden communal entrance door to Community Entrance Hallway via security intercom system (not tested).

COMMUNAL ENTRANCE HALLWAY

Double glazed personal composite entrance door to;

ENTRANCE HALLWAY

Wood effect flooring. Built in airing cupboard. Additional built in storage cupboard. Large walk-in storage cupboard 6'5 x 4'1 (1.96m x 1.24m). Doors to;

LOUNGE

12'6 x 11'10

Wood effect flooring. Electric Dimplex Q Rad electric radiator (not tested). UPVC double glazed window to side with additional energy saving secondary glazed window to side. UPVC double glazed Oriel bay window to front with energy saving secondary glazed window.

KITCHEN

12'6 x 7'4

Fitted with a range of cream panel laminate fronted units comprises; Wood panel effect laminated rolled edge work surfaces with cupboards and drawers under. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space. Fridge freezer space. Tiled splash backs. Wood effect flooring. UPVC double glazed window to side with energy efficiency double glazing.

BEDROOM ONE

12'11 x 9'11

Electric Dimplex Q Rad radiator (not tested). UPVC double glazed window with energy efficient secondary glazing to rear with views over greensward.

BEDROOM TWO

12'8 x 6'2

Electric Dimplex Q Rad radiator (not tested). UPVC double glazed window to rear with energy efficient secondary glazing.

SHOWER ROOM

Fitted with a three piece white suite comprising; Corner shower cubicle with wall mounted electric shower (not tested). Pedestal wash hand basin. Low level W.C. Part tiled walls. Electric heated towel rail (not tested). UPVC double glazed window to front.

OUTSIDE

The property benefits from communal parking areas with communal gardens to front and rear of property which are mainly laid to lawn. Shrub borders. Communal bin areas. To the front of property is a greensward with mature trees, and with access on to Old Road.

GREENSWARD TO FRONT

COMMUNAL LAUNDRY

The property benefits from communal laundry of which is included in the maintenance charge.

JE 0325

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.

Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B Payable 2026/2027 £1731.31 Per Annum
Length of lease (years remaining): The property will be issued with a brand new 99 year lease upon purchase. Annual ground rent amount (£): 0 Ground rent review period (year/month): Annual service charge amount (£): £95.65 pcm (£1147.80 per year) Service charge review period (year/month): Correct from November 2026

Any Additional Property Charges: Please note you are purchasing a 70% share of the property with the 30% remaining ownership held by Eastlight Community Housing. The property has to be sold within the RICs Valuation Guidelines.

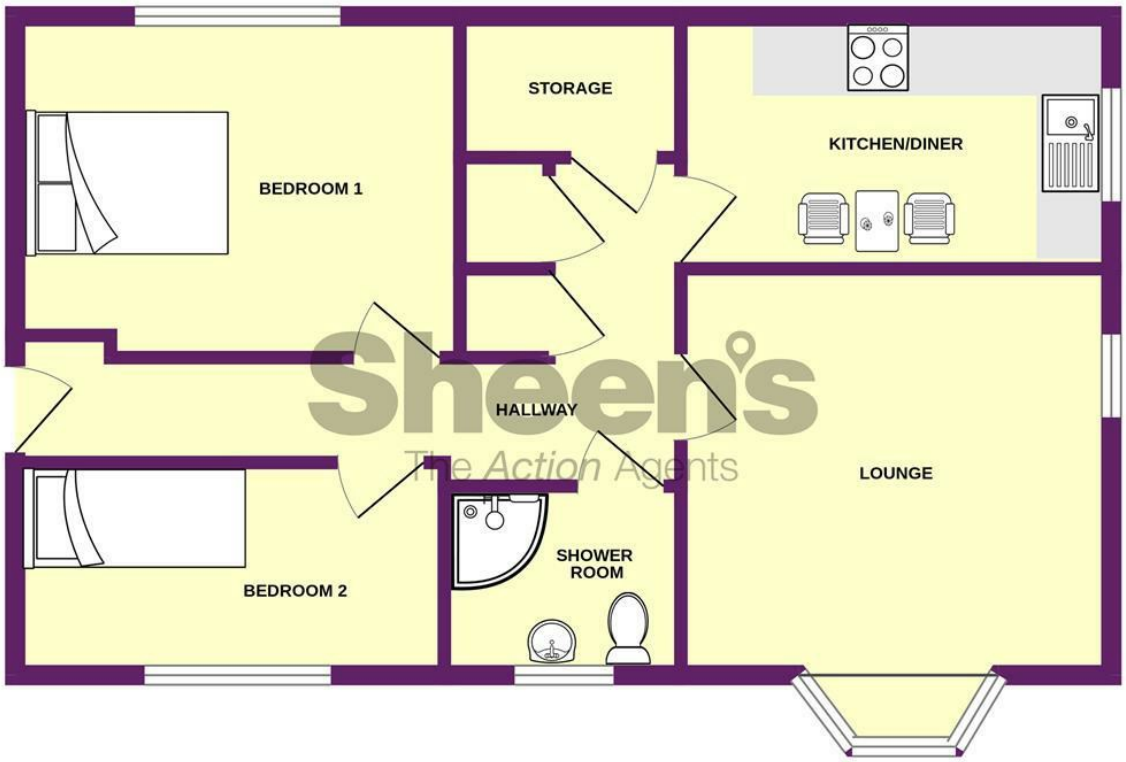
Services Connected:
(Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage (Telephone & Broadband): Yes - For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note:

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.

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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