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



Carnarvon Road
Clacton On Sea, CO15 6QF

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM FIRST FLOOR FLAT. The property benefits from being approximately 350m from Clacton-on-Sea's regenerated beaches and seafront. Clacton's town centre and mainline railway station with direct links to London Liverpool Street Station are located within 330m. A viewing is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 18'8 x 10' Lounge
- 13'4 x 11'7 Kitchen
- Fully Double Glazed
- Balcony
- Private Garden
- Gas Central Heating
- No Onward Chain
- Council Tax Band A
- EPC Rating C







Price £155,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

COMMUNAL ENTRANCE HALLWAY

Stair flight to first floor. Entrance Door to:

ENTRANCE HALLWAY

Radiator. Door to:

LOUNGE

18'5 x 10' max

Radiator. Double glazed window to front. Double glazed doors to balcony.





BALCONY



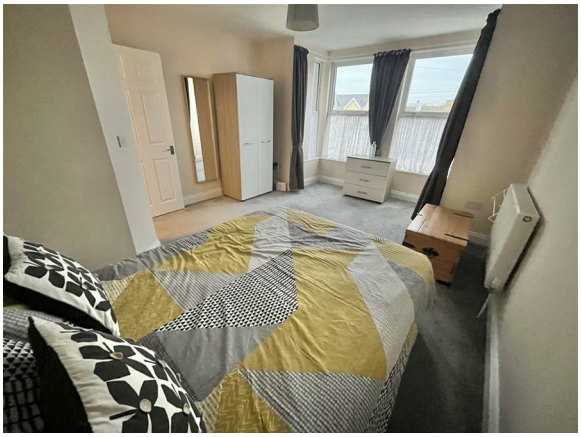


BEDROOM ONE

16' x 12'10 max

Radiator. Double glazed window to front.





BEDROM TWO

9'7 x 8'8 max

Radiator. Double glazed window to side.





KITCHEN

13'4 x 11'7 max

Fitted with a range of cream fronted units comprising wood effect rolled edge work surfaces with cupboards and drawers below. Wall mounted gas combination boiler (not tested). Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Fitted gas cooker with gas hob and extractor hood above (not tested). Space and plumbing for washing machine. Integrated fridge freezer. Radiator. Double glazed window to rear.





BATHROOM

8'5 x 7'1 max

Three piece white suite comprising low level W.C. Vanity wash hand basin with cupboards below. Curved panelled bath with electric wall mounted shower above (not tested).



PRIVATE GARDEN

The property benefits from having its own private garden.



OUTSIDE FRONT



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): 113 Annual ground rent amount (£): 125 Ground rent review period (year/month): Annual service charge amount (£): 600 Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:
(Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains Drainage (Telephone & Broadband): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note:

JB 10/25

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

1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



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TOTAL FLOOR AREA : 643 sq.ft. (59.8 sq.m.) approx.

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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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