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Sheen's
The *Action* Agents



Parklands Court, Saxmundham Way
Clacton-on-Sea, CO16 7PQ

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FIRST FLOOR MAISONETTE situated on the Grange Park Development and being offered with NO ONWARD CHAIN. The property is located approximately one and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station. A viewing is highly recommended to appreciate the size and accommodation on offer.

- Two Bedrooms
- 14'9 x 12'9 Lounge
- 10'9 x 9'5 Kitchen
- Bathroom
- Separate W.C
- Fully Double Glazed
- Electric Heating (n/t)
- Communal Parking
- No Onward Chain
- EPC Rating D







Price £120,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to:

ENTRANCE HALLWAY

Electric radiator (not tested). Stair flight to:

INNER HALLWAY

Loft access. Airing cupboard. Door to:

LOUNGE

14'9 x 12'9

Wall mounted electric heating (not tested). Double glazed windows to front & side.





KITCHEN

10'9 x 9'5

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Space and plumbing for washing machine. Integrated dishwasher. Space for fridge freezer. Tiled splashbacks. Double glazed window to side.





BEDROOM ONE

11'5 x 9'6

Built-in wardrobes. Wall mounted electric heating (not tested). Double glazed window to rear.



BEDROOM TWO

8'9 x 8'2

Wall mounted electric radiator (not tested). Double glazed window to rear.



BATHROOM

Two piece suite comprising; Panelled bath with wall mounted electric shower (not tested) and shower head attachment above. Pedestal hand wash sink basin. Fully tiled.



SEPERATE W.C

Comprising; Low level W.C.

OUTSIDE

The property benefits from communal lawned areas. Communal parking.





AGENTS NOTES

You are not able to purchase to rent out. No pets allowed

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): 65 Annual Ground Rent & Service Charge Amount (£): £370.00 per annum (Including building insurance)

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.

BA10/26

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.

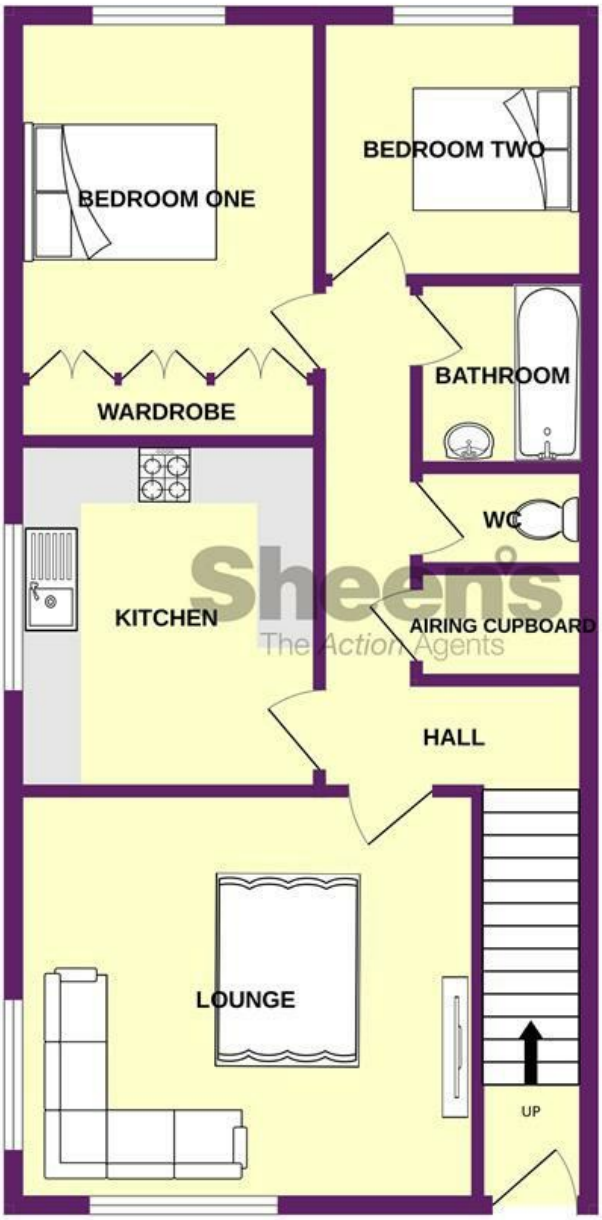
Particular Disclaimer

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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