



## 1 bed apartment to buy in CO15

Marine Parade West, Clacton-on-Sea,  
Essex, CO15 1LD

**£30,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ 12'3 max Bedroom
- ✓ 17'2 x 16' max Lounge/Diner
- ✓ 8'11 Fitted Kitchen
- ✓ Three Piece Shower Room
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

• \*\*being sold via secure sale online bidding. Terms & conditions apply. Starting bid £30,000 \*\*\*

A chance to acquire this ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT located in the select Imperial Court along Marine Parade West with views to the rear of the building over the communal gardens and car park. 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's sea front with its sandy beaches, the property is within just quarter of a mile of the town centre and recently regenerated Pier. An early viewing is advised to appreciate the good size accommodation and decor on offer.

Accommodation Comprises - The accommodation comprises approximate room sizes:

Double glazed double communal entrance door with security intercom system to;

Communal Entrance Hall/Lounge - Open plan communal entrance hall and communal Lounge. Open access to corridors with stair and lifts access to all floors. Access to communal laundry facilities.

Second Floor Communal Landing - Private wooden entrance door to;

Entrance Hall - Built in cupboard. Doors to;

Lounge/Diner - 5.23m x 4.88m nar to 3.05m (17'2 x 16' nar to 10') - Electric storage heater (not tested). Internal part glazed double doors to Kitchen. Double glazed sash window to rear with views over communal gardens and car park.

Kitchen - 2.72m x 1.73m (8'11 x 5'8 ) - Fitted with a range of birch wood effect fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit. Tiled splash backs. Inset four ring electric hob with extractor hood above. Built in high level electric oven (all appliances not tested). Space for under counter fridge and freezers. Double glazed sash window to rear with views over communal gardens and car park.

View From Kitchen -

Bedroom - 3.73m max x 2.67m (12'3 max x 8'9) - Electric storage heater (not tested). Built in mirror fronted wardrobes. Double glazed sash window to rear with views over communal gardens and car park.

Shower Room - 2.08m max x 1.78m (6'10 max x 5'10) - Fitted with a three piece white suite. Comprises low level W. Double shower cubicle. Vanity wash hand basin with cupboards below. Electric heated towel rail (not tested), Fully tiled walls. Extractor fan (not tested). Built in airing cupboard.

Outside - The property benefits from rear communal garden and seating area with additional lawned front and side communal gardens enclosed by shrubs and metal railings. Communal parking bays to the rear of the block accessed via Alton Road.

Communal Laundry Facilities - Within the service charges, there is inclusive use of the Laundry Room facilities.

Clacton Sea Front & Public Gardens - Imperial Court is located directly opposite Clacton Sea Front & Memorial Gardens.

Auctioneers Additional Comments -

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

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): Approx 103 Annual ground rent amount (£): £392 (£192.50 twice yearly)

Ground rent review period (year/month): Annual service charge amount (£):£2,603.58 (£1301.79 twice yearly)

Service charge review period (year/month):

Any Additional Property Charges: No

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

Non-Standard Property Features To Note: Over 60's Age Restriction.

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.

Agents Note (Restrictive Covenants On Title) - Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

Rs 0526 - 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.

FEES - You will find a list of any/all fees we may receive on our website

Particular

Draft details - draft details - not yet approved by vendor

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £385.00

Annual Service Charge Amount: £3,012.00

Price: Starting Bid £30,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

## SECOND 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Marine Parade West, Clacton-on-Sea, Essex, CO15 1LD

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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