

Langtry Court Thoroughgood Road, Clacton-On-Sea CO15 6JX



## welcome to

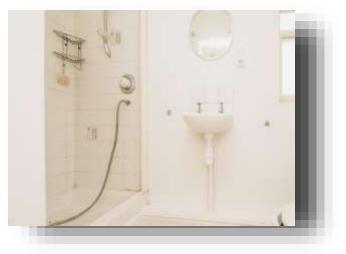
## Langtry Court Thoroughgood Road, Clacton-On-Sea

NO ONWARD CHAIN - Second floor apartment with a balcony offering direct sea views. The property benefits from an ensuite, gas central heating, Internally the property requires some light refurbishment. Located on the EAST SIDE of Clacton, with SEA VIEWS. CALL TODAY















#### **Entrance Hall**

**Living Room** 17' 4" x 11' 8" ( 5.28m x 3.56m )

**Kitchen** 11' 11" x 9' (3.63m x 2.74m)

**Bedroom 1** 11' x 9' 8" ( 3.35m x 2.95m )

### En Suite

**Bedroom 2** 8' 10" x 8' 3" ( 2.69m x 2.51m )

### Bathroom

### welcome to

# Langtry Court Thoroughgood Road, Clacton-On-Sea

- No Onward Chain
- Sea Views From Balcony
- En Suite
- Gas Central Heating
- Block Services By a Lift

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000





### view this property online williamhbrown.co.uk/Property/CTS308976



Property Ref:

CTS308976 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# william h brown

hurch

Goog



01255 221212

Holland Rd

St Alban's Rd

Map data ©2024

St Paul's Church

Vista

Please note the marker reflects the

postcode not the actual property



clacton on sea @williamh brown.co.uk

Thoroughgood Rd



64 Station Road, CLACTON-ON-SEA, Essex, CO15 1SP

