



**Coleman Court Station Road, Clacton-On-Sea CO15 6PY**





**welcome to**  
**Coleman Court Station Road,**  
**Clacton-On-Sea**

- Good Size Master Bedroom
- L Shaped Lounge/Diner
- Lift In Block
- Over 55's
- Communal Lounge Area

Tenure: Leasehold EPC Rating: B  
Council Tax Band: B Service Charge: 3364.78  
Ground Rent: 679.58

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£60,000**

**view this property online** [williamhbrown.co.uk/Property/CTS309594](http://williamhbrown.co.uk/Property/CTS309594)



**Property Ref:**  
CTS309594 - 0007

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.

**Entrance Hall**

Communal door to communal entrance hall, stairs and lift to 2nd floor.

**Hallway**

Entrance door to entrance hall, airing cupboard.

**Lounge/Diner**

19' 9" x 8' 5" ( 6.02m x 2.57m )

Double glazed window to front aspect, storage heater, dining area 9ft 3 x 6ft 3, storage heater.

**Kitchen**

Double glazed window to front aspect, stainless steel single drainer, sink unit with space and cupboard under, further rolled edge work surfaces inset 4 ring hob, space and cupboard under eye level cabinets above and extractor, floor standing cabinets inset above.

**Bedroom**

15' x 8' 7" ( 4.57m x 2.62m )

Double glazed window to front aspect, storage heater, built in wardrobe.

**Bathroom**

Pedestal wash hand basin, panelled bath with shower above, low level wc and heated towel rail.



**william h brown**



**01255 221212**



[clactononsea@williamhbrown.co.uk](mailto:clactononsea@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**