



**Brentwood Court Epping Close, Clacton-On-Sea CO15 4UZ**



**welcome to**

**Brentwood Court Epping Close, Clacton-On-Sea**

INVESTMENT OPPORTUNITY This purpose built 1 bedroom 1st floor flat that is situated in the popular area of Great Clacton. This property offers a Living Room, Kitchen, Bathroom, Good Size Bedroom, double glazing and gas central heating throughout.





### **Living Room**

14' 9" x 9' 1" ( 4.50m x 2.77m )

### **Kitchen**

9' x 6' 10" ( 2.74m x 2.08m )

### **Bedroom 1**

11' 8" x 8' 9" ( 3.56m x 2.67m )

### **Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Brentwood Court Epping Close, Clacton-On-Sea**

- Tenant in situ
- Extended Lease
- Parking
- First Floor
- Double Glazed

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS310196](http://williamhbrown.co.uk/Property/CTS310196)



Property Ref:  
CTS310196 - 0004

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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.



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