



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

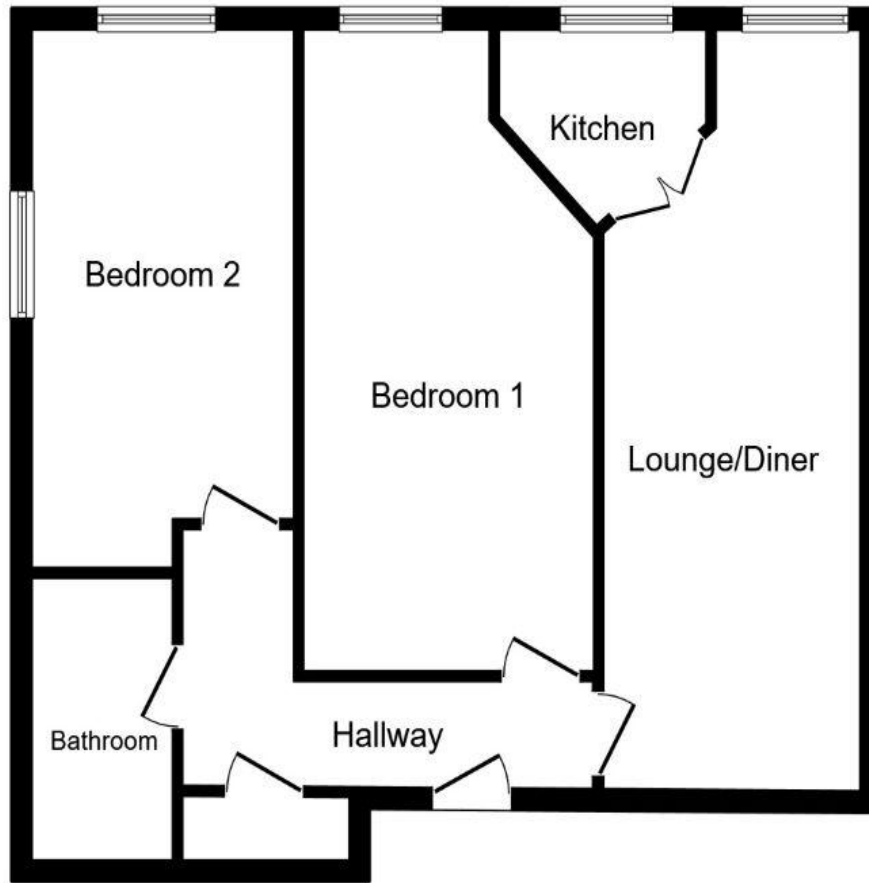


**welcome to**

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

A superb opportunity to acquire this beautifully presented two-bedroom retirement apartment, ideally situated on the second floor of a sought-after development. Recently fully renovated throughout, the property offers stylish, modern living in a comfortable and low-maintenance setting.





**Second Floor**

**Entrance Hall**

**Hallway**

**Lounge/Diner**

22' 8" max x 9' 6" ( 6.91m max x 2.90m )

**Kitchen**

7' 6" x 5' 2" min ( 2.29m x 1.57m min )

**Bedroom One**

17' 5" x 9' 8" max ( 5.31m x 2.95m max )

**Bedroom Two**

9' 2" x 13' 4" max ( 2.79m x 4.06m max )

**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.propertybox.io](http://www.propertybox.io)



welcome to

## Coleman Court Station Road, Clacton-On-Sea

- Two-bedroom retirement apartment
- Fully renovated throughout
- Lift to all floors
- Bright and spacious living accommodation
- Residents' lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 5482.06

Ground Rent: 792.85

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.

# £95,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS310860](http://williamhbrown.co.uk/Property/CTS310860)



Property Ref:  
CTS310860 - 0005

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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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