



**Landseer Court Carnarvon Road, Clacton-On-Sea CO15 6QH**

**welcome to**

**Landseer Court Carnarvon Road, Clacton-On-Sea**

NO CHAIN - 200 metres from Clacton-on-Sea's beaches and seafront. The block has a lift which accesses all floors with Clacton-on-Sea's town centre and railway station approximately a quarter of a mile away. The property would make an ideal first time purchase, or investment opportunity.







### Entrance Hall

### Cloakroom

### Living Room

17' 11" x 13' 5" ( 5.46m x 4.09m )

### Kitchen

13' 5" x 7' 7" ( 4.09m x 2.31m )

### Bedroom 1

12' x 11' 5" ( 3.66m x 3.48m )

### Bedroom 2

10' 11" x 8' 7" ( 3.33m x 2.62m )

### 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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## **Landseer Court Carnarvon Road, Clacton-On-Sea**

- No Onward Chain
- Close To Seafront and Town Centre
- Balcony
- First Floor
- Communal Gardens

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 167 years from 01 Nov 1974. 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/CTS310169](http://williamhbrown.co.uk/Property/CTS310169)



Property Ref:  
CTS310169 - 0002

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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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