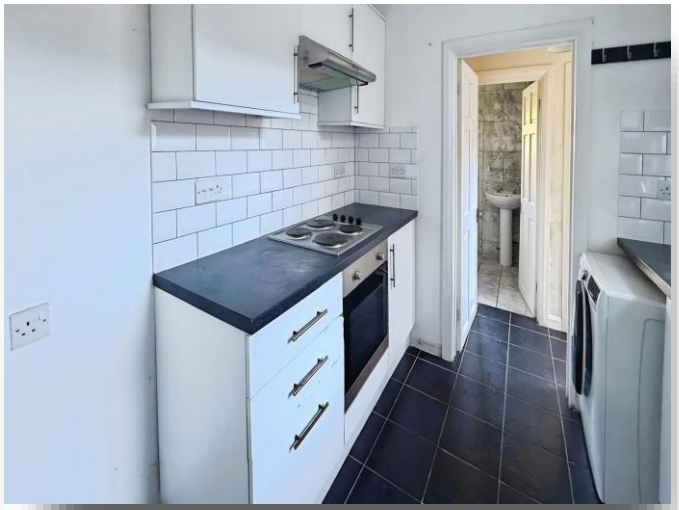






Granville Road, Clacton-On-Sea CO15 6BX

william h brown

welcome to

Granville Road, Clacton-On-Sea

- No onward chain
- Spacious ground floor flat
- Two good-sized bedrooms
- In need of modernisation
- Close to mainline railway station

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 1156.00
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000

We are acting in the sale of the above property and have received an offer of £80.000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Entrance
Entrance Hall
Living Room
10' 4" x 13' 6" (3.15m x 4.11m)
Kitchen
8' 2" x 8' 1" (2.49m x 2.46m)
Bathroom
Separate Wc
Bedroom One
13' 3" x 9' 9" (4.04m x 2.97m)
Bedroom Two
12' 4" x 7' 1" (3.76m x 2.16m)
Study
5' 9" x 7' 3" (1.75m x 2.21m)
Dressing Area

view this property online williamhbrown.co.uk/Property/CTS311141

The Property Ombudsman

Property Ref:
CTS311141 - 0005

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

01255 221212

clactononsea@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.