



Castle Court Castle Road, Clacton-On-Sea CO15 1JL

welcome to

Castle Court Castle Road, Clacton-On-Sea

Being sold with No Onward Chain is this GROUND FLOOR One Bedroom Retirement Apartment, being within easy reach of the town centre, local shops and amenities. INTERNAL VIEWING IS RECOMMENDED.



Entrance Hall

Communal door to communal entrance hall

Hallway

Double Glazed window at the side, two built in storage cupboards, storage heater, access to all rooms

Lounge/Diner

18' 4" x 10' 4" (5.59m x 3.15m)

Double Glazed window at the side, storage heater, opens into kitchen

Kitchen

9' 6" x 8' (2.90m x 2.44m)

Double Glazed window at the side, matching wall and base units with roll edge worktops and tiled splash back, eye level oven, four ring hob and hood, stainless steel sink with mixer taps and drainer, space for fridge freezer, washing machine and tumble dryer

Bedroom One

13' 6" x 8' 8" (4.11m x 2.64m)

Double Glazed window at the side, storage heater, built-in wardrobe

Bathroom

Fully tiled, walk-in shower with shower attachment and shower over, vanity sink with mixer taps, low level WC, heated towel rail, extractor



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welcome to

Castle Court Castle Road, Clacton-On-Sea

- Retirement Apartment
- Ground Floor
- One Bedroom
- Communal Gardens
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 3369.98

Ground Rent: 338.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CTS310054 - 0003

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.



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