



Empire Court Warwick Road, Clacton-On-Sea CO15 3DL

welcome to

Empire Court Warwick Road, Clacton-On-Sea

A spacious two-bedroom first-floor apartment featuring two double bedrooms, a wet room, and stair access with a removable stairlift. Conveniently located close to local amenities. Call Today to Book a Viewing!



This two-bedroom first-floor apartment offers spacious and well-proportioned accommodation, making it an ideal purchase for those seeking a comfortable home or investment opportunity.

The property features two generous double bedrooms, providing ample space for furnishings and storage, alongside a practical wet room designed for ease of use and accessibility.

The apartment benefits from a bright and welcoming living space, with a layout well suited to modern living. Access is via a staircase, which is currently fitted with a fully equipped stairlift that can be removed if required.

Ground Floor Personal Entrance

Hallway

Lounge

14' 5" x 11' 2" (4.39m x 3.40m)

Kitchen

10' 2" x 9' 9" (3.10m x 2.97m)

Bedroom One

10' 4" x 10' 1" (3.15m x 3.07m)

Bedroom Two

10' 2" x 9' 10" (3.10m x 3.00m)

Wet Room

Agents Note



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Empire Court Warwick Road, Clacton-On-Sea

- Two-bedroom first-floor apartment
- Two generous double bedrooms
- Accessible wet room
- Spacious and well-proportioned accommodation
- Convenient location close to local amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

CTS310993 - 0004

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.



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