



**COLEMAN COURT, STATION ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6PY
£62,500 (Asking Price)**

DESCRIPTION:

NO ONWARD CHAIN

Blake & Thickbroom are delighted to be offering for sale this well presented one bedroom over 60's third floor apartment situated in the Coleman Court block. The property is conveniently located within easy reach of Clacton's town centre and mainline railway station leading to London Liverpool Street. Call our offices to arrange a viewing now.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road, turning left into Carnarvon Road. First right into Skelmersdale Road, second right into Chapman Road. Then turn immediately right into the car park of Coleman Court.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* VIDEO TOUR AVAILABLE * NO ONWARD CHAIN * SOLE AGENTS *

* 16'9 x 10'11 BEDROOM * SHOWER ROOM *

* 22'10 x 11' LOUNGE/DINER * 9' x 7'9 KITCHEN *

* ELECTRIC HEATING * DOUBLE GLAZING *

* COMMUNAL GARDENS & PARKING *

OVER 60'S * VIEWING RECOMMENDED *

COMMUNAL ENTRANCE:

Communal entrance door to communal entrance hallway. Stair flight and lifts to all rooms. Further access to communal lounge. Entrance door to entrance hall.

ENTRANCE HALL:

Doors to all rooms.

BEDROOM ONE: 16'9 (5.11m) x 10'11 (3.33m)

Electric storage heater, fitted wardrobes, two replacement double glazed windows to front.

SHOWER ROOM:

Fitted with high level WC, vanity hand wash basin with mixer tap and cupboards under, shower tray with shower attachment and shower screen. Extractor fan, heated towel rail, fully tiled walls.

LOUNGE DINER: 22'10 (6.96m) x 11'0 (3.35m)

Two electric storage heaters, airing cupboard, separate storage cupboard, replacement double glazed window to front, door to kitchen.

KITCHEN: 9'0 (2.74m) x 7'9 (2.36m)

Modern fitted kitchen comprising cream fronted units with laminated rolled edge work surfaces. Inset one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Fitted eye level oven, electric hob with extractor hood. Part tiled walls, replacement double glazed window to front.

OUTSIDE:

The property benefits from access to the property from the front and rear. Communal gardens with parking allocated to the rear of the block.

AGENTS NOTES:

Material information for this property

Tenure is Leasehold. Council Tax Band: B. EPC: B.

Services connected

Electricity: Yes

Gas: No

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Yes

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: Yes

We have been advised the service charge is £1,682.39 from 1st March 2025 to 31st August 2025 paid every 6 months.

Annual ground rent charge is £679.50 per annum paid half every 6 months.

Non standard property features to note: Yes

The property is leasehold balance of 125 year lease granted in 1999.



THIRD FLOOR



COLEMAN COURT, CLACTON-ON-SEA, ESSEX, CO15 6PY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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