

**Coleman Court
Station Road
Clacton-on-Sea
Essex
CO15**

Offers in Excess of £70,000

bettermove

Station Road Clacton-on-Sea

Bettermove are proud to present this 2 bedroom retirement property in Clacton-on-Sea, welcoming over 60's only.

This property benefits from double glazing, and electric heating throughout, with residents parking available.

The council tax band is C.

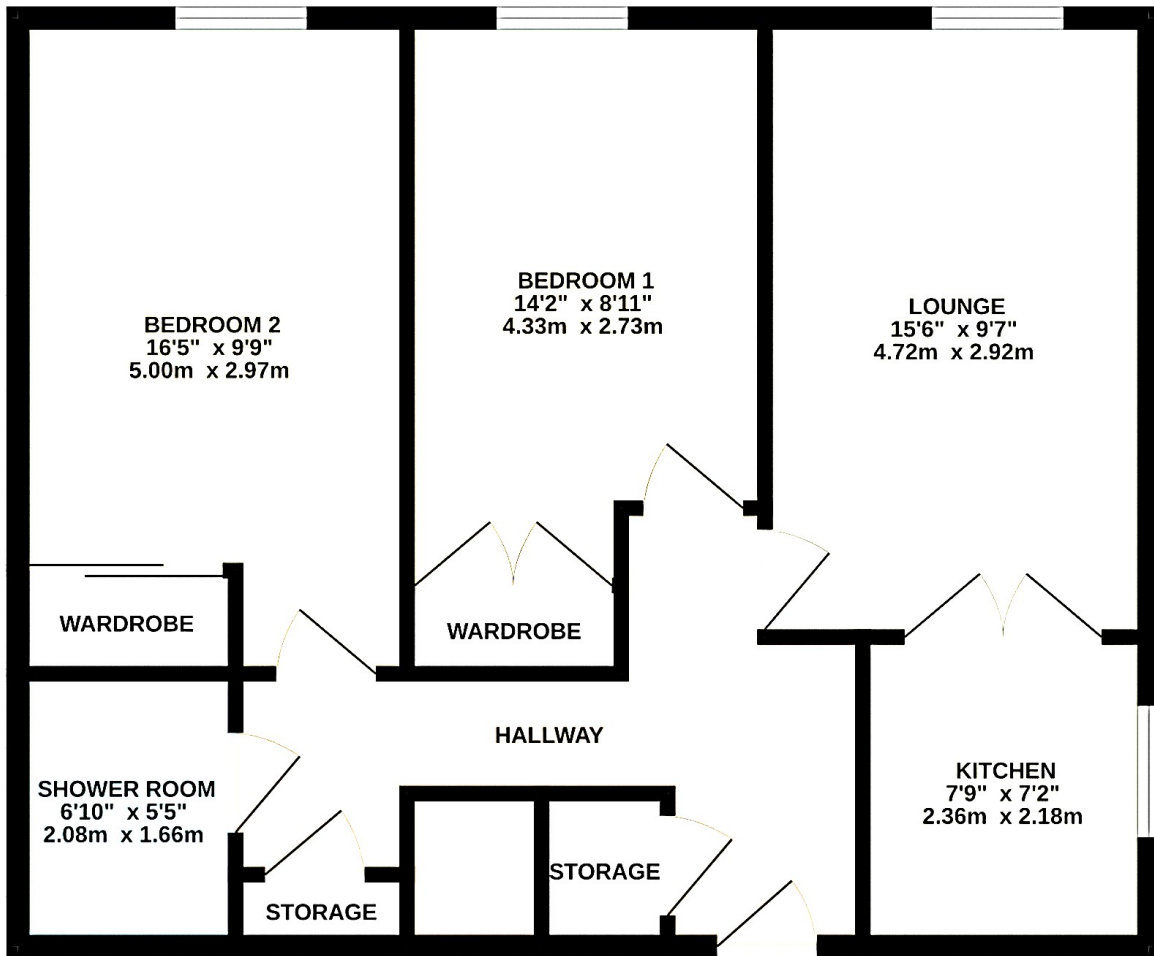
This is a leasehold property with 98 years remaining on the lease; the ground rent is £398.42, and the service charge is £2,900.00, both charged half yearly.

The interior of this well presented, 3rd floor property, comprises a spacious living room, fitted kitchen, two double bedrooms, and a shower room. The property also benefits from lift access, laundry room, and communal lounges and gardens, perfect for enjoying the summer months.

Located in the popular coastal town of Clacton-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport links can be found from Clacton-on-Sea Train Station, a variety of local bus routes, and quick access to the A133.

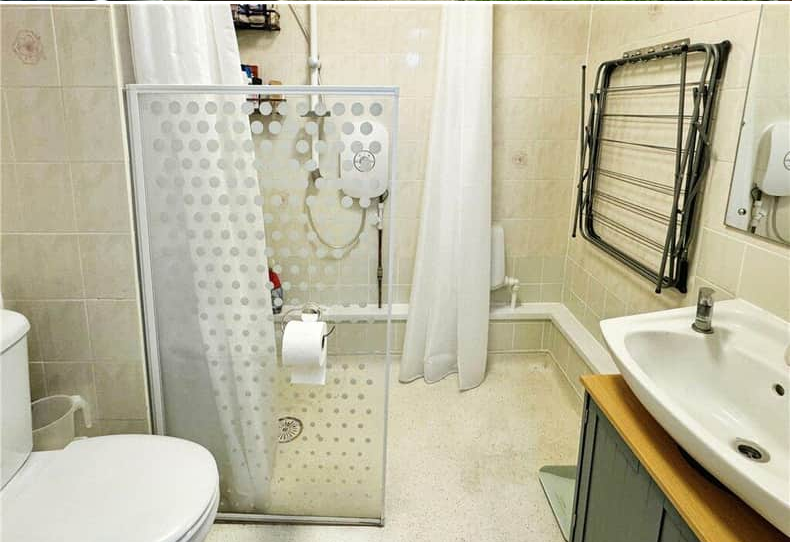
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	81	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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