



**Imperial Court
Marine Parade West
Clacton-on-Sea
Essex
CO15**

Offers In Excess Of £85,000

bettermove

Marine Parade West Clacton-on-Sea

Bettermove are proud to present this 1 bedroom retirement flat in Clacton-on-Sea.

This property benefits from double glazing, and gas central heating throughout, with off street parking available via the residents car park.

The council tax band is B.

This is a leasehold property with 100 years remaining on the lease; the ground rent is £400pa and the service charge is £3,400pa.

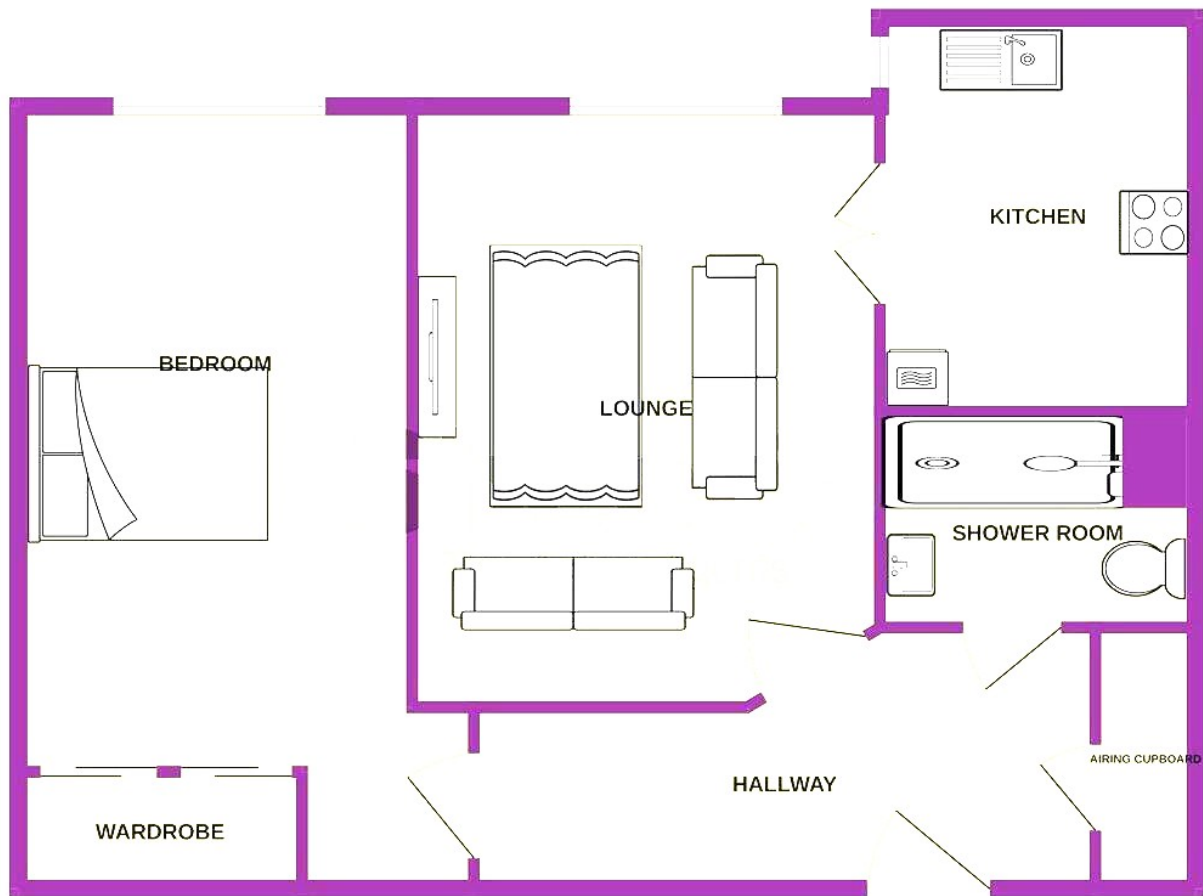
The interior of this beautifully presented property comprises a spacious living/dining room and fitted kitchen, as well as the 1 bedroom and the family bathroom.

Located in the popular town of Clacton-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Clacton-on-Sea train station (0.9 miles), variety of bus routes and the A133.

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



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	85
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	93	94
England, Scotland & Wales		
EU Directive 2002/91/EC		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk