



LAMB & CO

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Inspired by property, driven by passion.



## CONNAUGHT GARDENS EAST, CLACTON-ON-SEA, CO15 6JE

OIEO £165,000

An appealing ground floor flat positioned just 70m (approx) from the seafront in the desirable East Clacton area. The property boasts a stylish interior, blending modern design with comfortable living. With the added benefit of off-road parking, it offers both convenience and ease of access. Perfect for those looking to enjoy coastal living while being close to local amenities.

- Two Bedrooms
- Off-Road Parking
- Ground Floor
- Close To Sea Front
- East Clacton
- EPC-D

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## BEDROOM TWO

7'10" x 6'10" (2.39m x 2.08m )



## BATHROOM

8'3" x 6'2" (2.51m x 1.88m)



## BEDROOM ONE

8'6" x 11'6" (2.59m x 3.51m)



## LOUNGE

11'6" x 17'6" (3.51m x 5.33m)



## KITCHEN

8'8" x 7'10" (2.64m x 2.39m)



## OUTSIDE FRONT



Flood Risk: Very Low

Additional Charges: See leasehold info

Seller's Position: Need to find

Garden Facing: N/A

## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## Leasehold Information

Lease Term Remaining: 91 Years

Ground Rent: £100 P/A

Ground Rent Review Period: TBC

Service Charge: £145 Monthly

## Additional Info

Council Tax Band: B

Heating: Electric

Services: Mains water and drainage

Broadband: Ultrafast Full Fibre

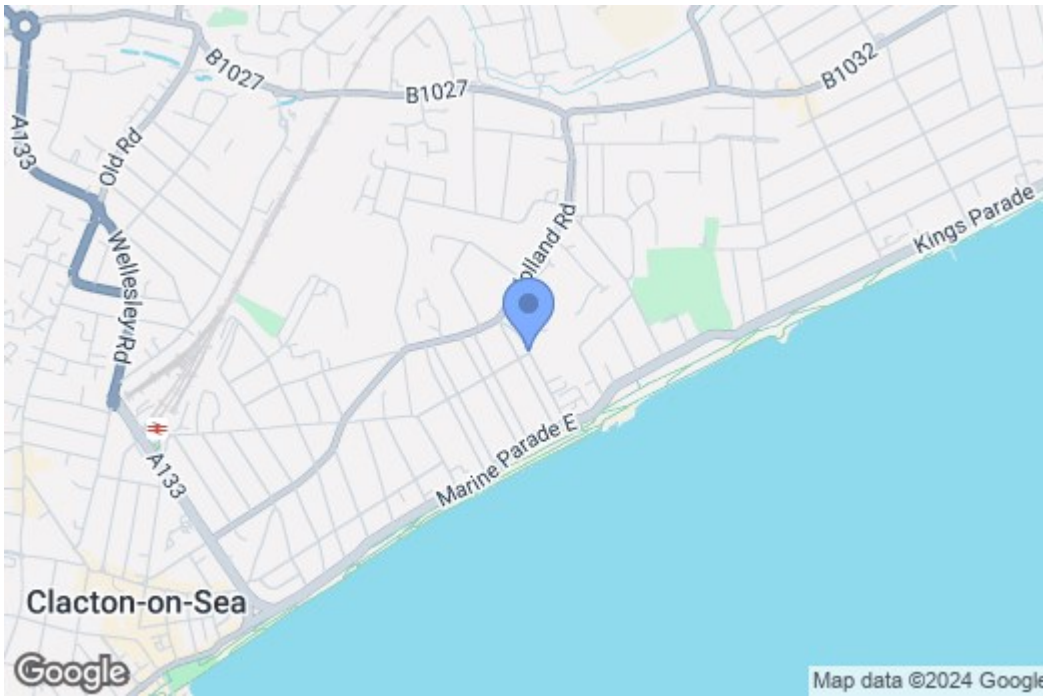
Mobile Coverage: Three likely

Construction: Conventional cavity

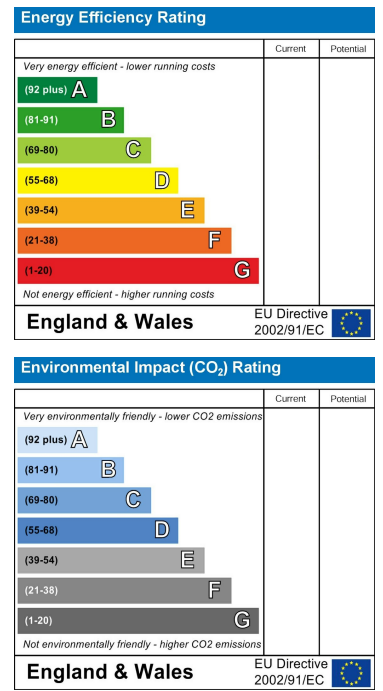
Restrictions: No

Rights & Easements: N/A

## Map

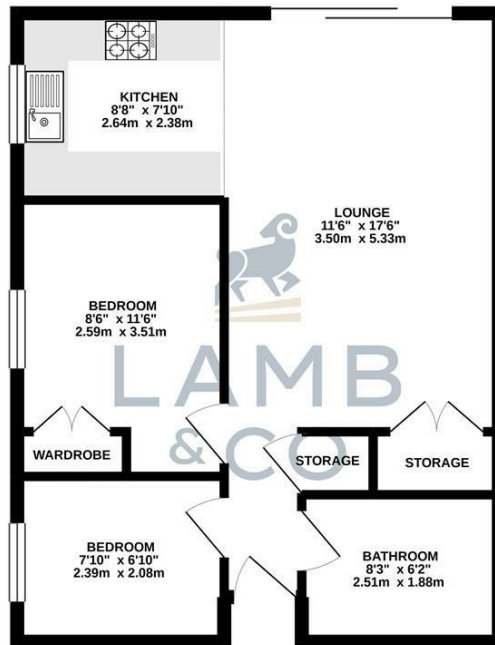


## EPC Graphs



## Floorplan

GROUND FLOOR  
524 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.6 sq.m.) approx.  
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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