



LAMB & CO

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Inspired by **property**, driven by **passion**.



## THORPE ROAD, LITTLE CLACTON, CO16 9RZ

£1,400 PCM

Park Gate Corner is an exciting new development of private bungalows in Little Clacton. These homes will be finished to a high specification including an EV charger and NEFF kitchen appliances as standard. This property is available soon.

- 2 Bed Semi detached bungalow
- High Spec Finish
- Open Plan Living

- Available Soon
- Brand New
- Allocated Parking

- Little Clacton
- EPC- TBC

## THE BROMPTON



The Brompton is a two bedroom semi-detached bungalow offering open plan living space and two parking spaces.

## GENERAL



Park Gate Corner is the latest development crafted to an exceptional standard by Oakland Country Homes. The development consists only of bungalows with the aim to provide a peaceful community on the edge of Little Clacton. The site lies close to Clacton Shopping Village, Morrisons Superstore and doctors surgery. Tending offers the best of coast and countryside all within a few miles as well as excellent road & rail links to further afield.

## KEY FEATURES



Kitchens by Peldon Kitchens and fitted with a full range of integrated NEFF appliances  
Bathrooms fitted with quality sanitaryware and part tiled in a range of stylish finishes  
Excellent energy efficiency including underfloor heating via air source heat pump  
Block paved driveways & garages (garages not included to all plots)  
EV charger  
10 year structural warranty by BuildZone

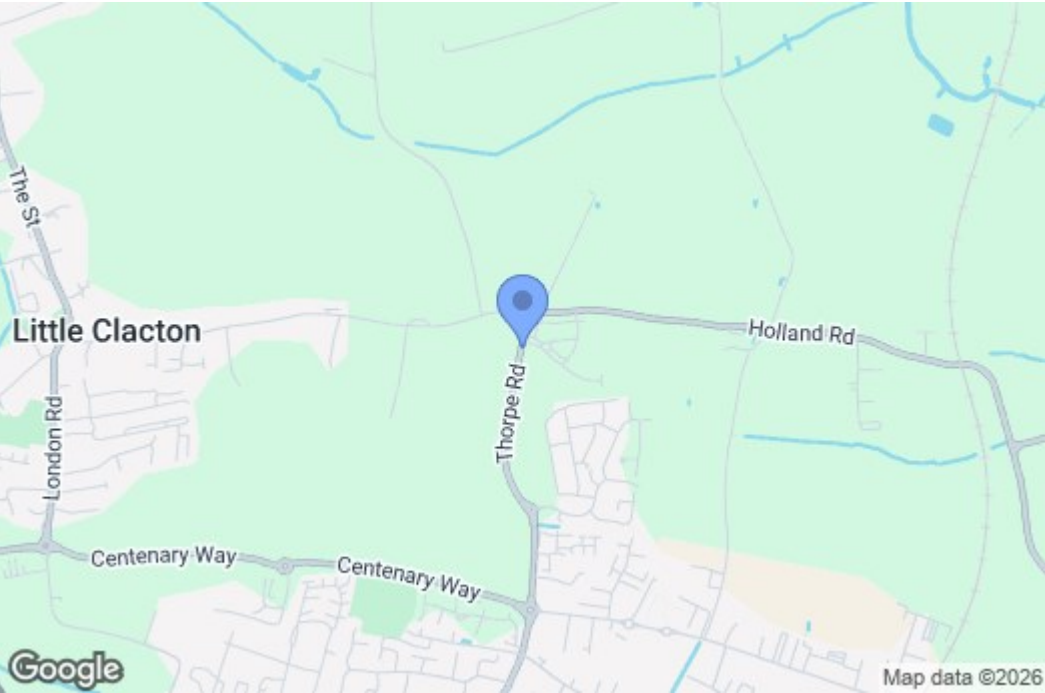
## PROPERTY TYPES

### Agents Note Lettings

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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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