



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. Tendring 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

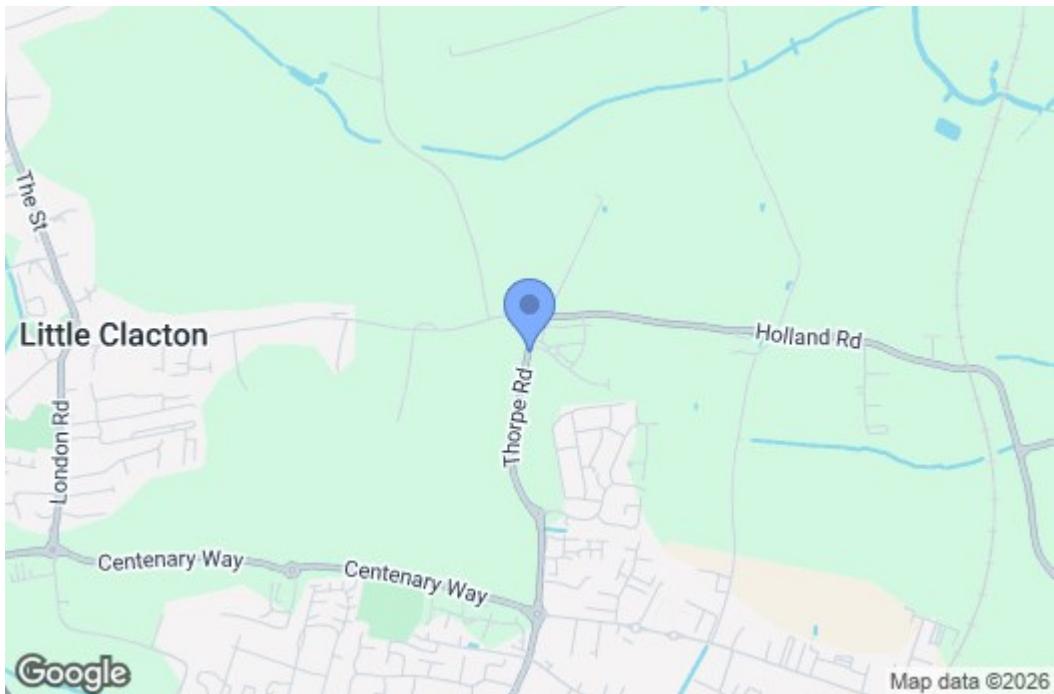
10 year structural warranty by BuildZone

## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

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

## 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 errors. Commission or implementation of services, systems and appliances chosen have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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