

CONNAUGHT GARDENS EAST, CLACTON-ON-SEA, ESSEX, CO15 6JD

Price

£160,000

LEASEHOLD

- Two Bedrooms
- Ground Floor
- Direct Sea Views
- Ideal Investment
- Allocated & Visitors Parking
- Modern Kitchen & Shower Room
- Landscaped Communal Gardens
 - No Onward Chain
 - Council Tax Band - C
 - EPC Rating - C



FENTONS
ESTATE AGENTS



Situated within the highly sought after Gardens area of East Clacton, Fentons are delighted to bring to market this well positioned TWO BEDROOM GROUND FLOOR FLAT. Further benefits include an allocated parking space and visitors parking, modern kitchen & shower room, as well as the advantage of being offered NO ONWARD CHAIN. The prestigious Gardens area is renowned for its peaceful surroundings, attractive character properties, and close proximity to local amenities, transport links, and Clacton town centre. The property would make an excellent permanent residence, holiday home, or investment purchase. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Communal door leading to:

Communal Hall

Stair flight to all floors. Hardwood door leading to:

Hallway

Built in airing cupboard housing hot water cylinder. Telecom entry system. Doors to:

Shower Room

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Walk in double length shower cubicle with wall mounted shower attachment. Weatherboard and tiled splashback. Vinyl flooring. Extractor fan.

Bedroom Two

9' x 7'

Electric night storage heater. Sealed unit double glazed window to side with sea views.

Bedroom One

11'4" x 9'

Built in wardrobe. Electric night storage heater. Sealed unit double glazed window to side with sea views.

Lounge/Diner

18'2" x 11'5"

Built in storage cupboard. Two electric heaters. Sealed unit double glazed sliding patio door leading to outside with patio area and lawned area offering stunning sea views. Open access to:

Kitchen

8'9" x 8'

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled effect vinyl flooring. Sealed unit double glazed window to side with sea views.

Outside

Communal gardens. Allocated parking.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 89

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1500 including ground rent and buildings

insurance

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £1978.64 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

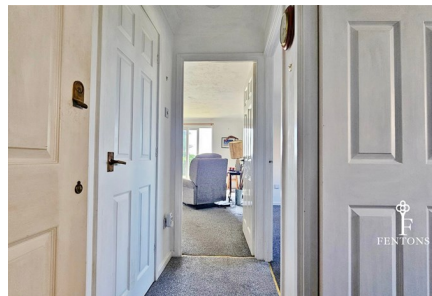
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non-Standard Property Features To Note: N/A

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.



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REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Lease Info

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

Disclaimer - Wide Angle Lens Etc

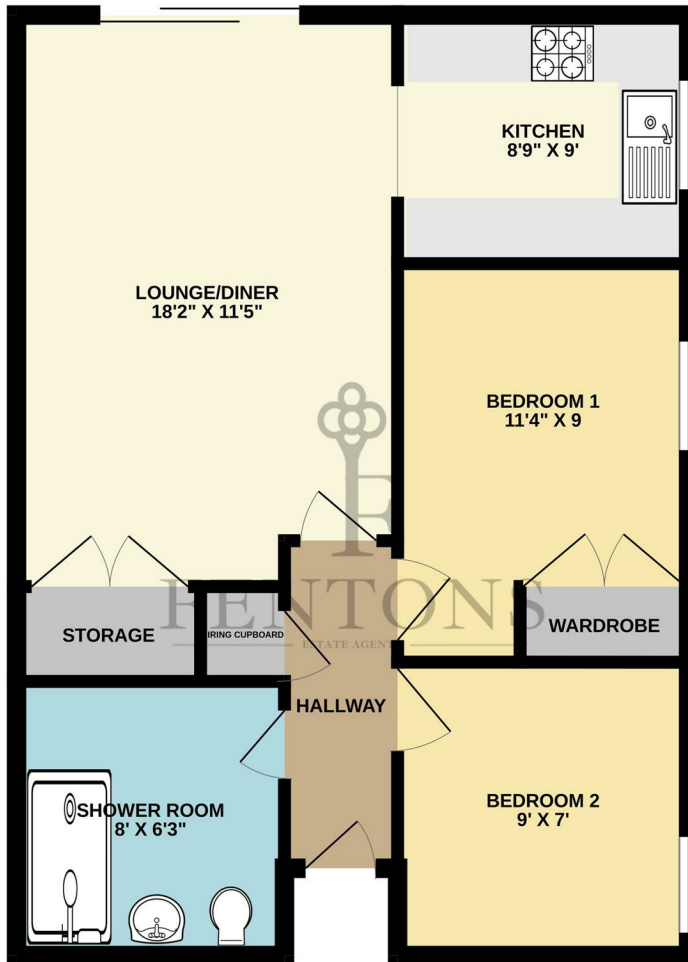
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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GROUND FLOOR



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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Call us on

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www.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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