



LAMB & CO

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GRANVILLE ROAD, CLACTON-ON-SEA, CO15 6BX

PRICE £45,000

Offered for sale with no onward chain, this well-presented studio flat in the heart of Clacton-on-Sea is priced to sell, making it an excellent opportunity for investors. Conveniently located close to local amenities, transport links, and the seafront, the property offers low-maintenance living with excellent investment potential. Whether you're looking to expand your rental portfolio or secure an affordable home, this studio flat represents fantastic value for money.

- Studio Flat
- Potential £7,800 Rental Income Per Annum
- No Onward Chain
- Cash Buyers Only
- Priced To Sell
- EPC - E



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE/BEDROOM

15'00" 12'00" (4.57m 3.66m)



KITCHEN

10'5" 8'6" (3.18m 2.59m)



BATHROOM

8'3" 4'2" (2.51m 1.27m)



OUTSIDE

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.

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.

Material Information

Council Tax Band: A
Heating: Electric
Services: Mains
Mains electricity - Yes
Mains gas - No
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good

EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: Leasehold Charges
Seller's Position: No Onward Chain
Garden Facing: N/A
Non-Standard Features to note: No

Leasehold Information

Lease Term Remaining: 65 years (approx)
Ground Rent: £200 PA
Ground Rent Review Period: TBC
Service Charge: £1,156 PA

Note: We understand the current owner was quoted £8,000 plus fees to extend the lease by 900 years earlier in 2026.



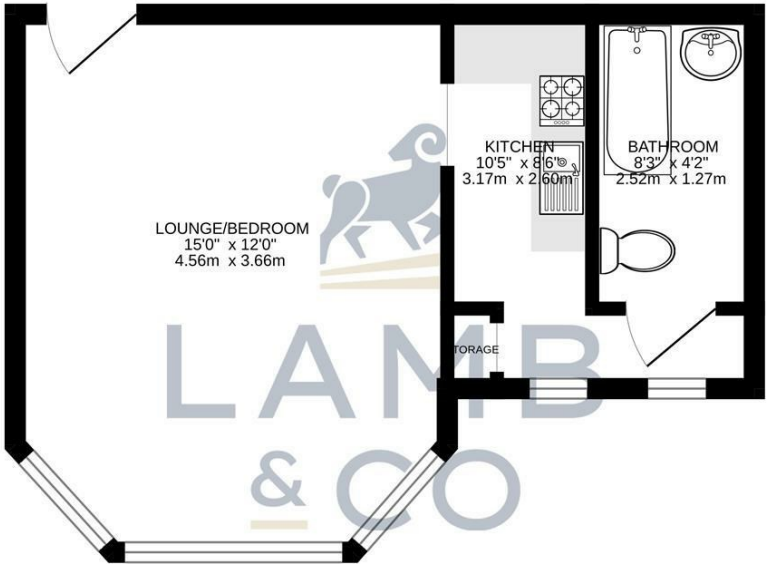
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 261 sq.ft. (24.2 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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