



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



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

### £1,100 PER MONTH

An appealing first 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
- Available May
- Council tax C
- Off-Road Parking
- Well-Presented
- Guarantor Required
- Close To Sea Front
- EPC-B



Sales | Lettings | Commercial | Land & New Homes  
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### BEDROOM TWO

10'2 x 9'0 (3.10m x 2.74m)



### BEDROOM ONE

10'5 x 9'0 (3.18m x 2.74m)



### LOUNGE/DINER

20'6 x 11'0 (6.25m x 3.35m)



### KITCHEN

9'0 x 8'0 (2.74m x 2.44m)



## BATHROOM

8'1 x 6'2 (2.46m x 1.88m)



## OUTSIDE



## OUTSIDE REAR

### Material Information

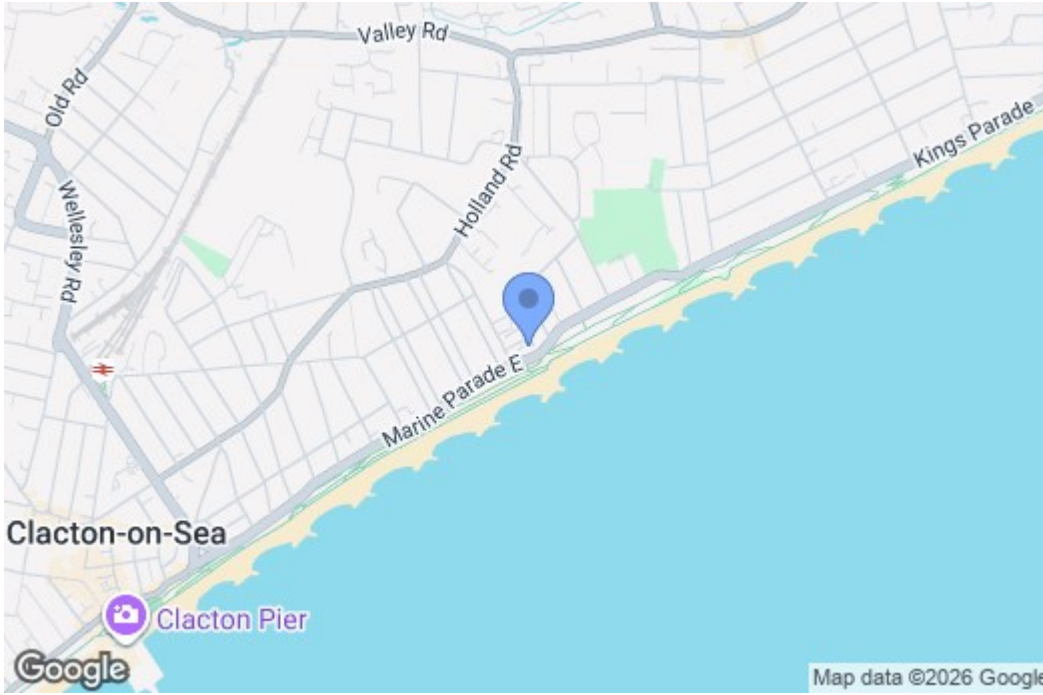
Council Tax Band: C

Heating: Electric

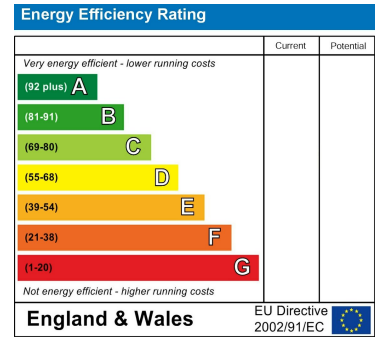
### Agents Note Lettings

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.

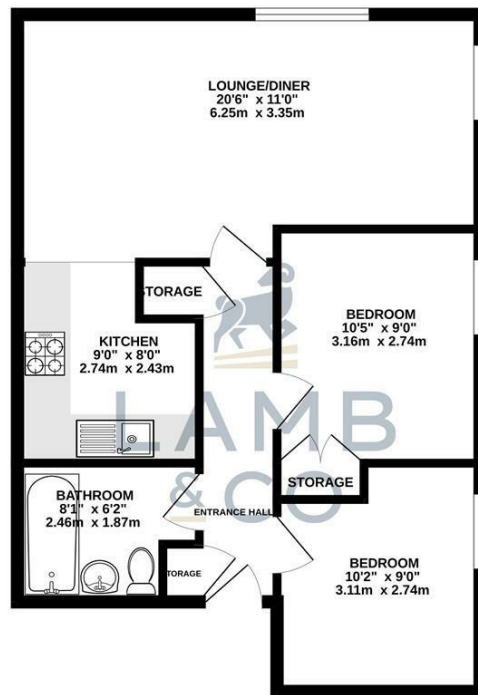
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 570 sq.ft. (52.9 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 is given as to their operability or efficiency can be given.  
 Made with Metropix C2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.