



LAMB & CO

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

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)



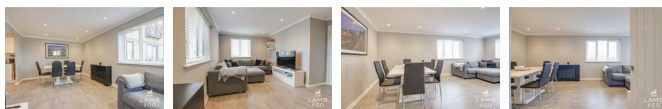
BEDROOM ONE

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.

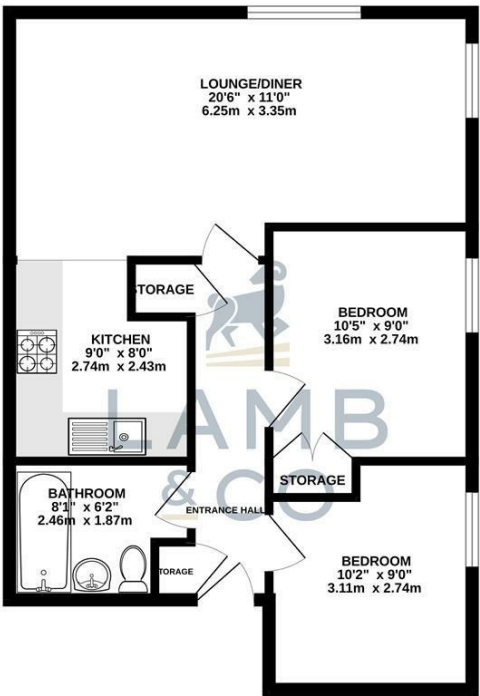
Map



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 as to their operability or efficiency can be given.
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