



£950 pcm
CLACTON-ON-SEA, CO15



2 Bedrooms
1 Bathroom
0 Receptions



- GRUND FLOOR FLAT
- GAS CENTRAL HEATING
- RECENTLY REFURBISHED
- OFF ROAD PARKING
- GARDEN ACCESS
- EPC - C COUNCIL TAX BAND - A

Located on Beaumont Avenue in Clacton-on-Sea, this two-bedroom ground floor flat has been recently refurbished to a high standard. The property features one bathroom and offers convenient garden access, making it ideal for those who enjoy outdoor space. The flat is equipped with gas central heating, ensuring comfort throughout the year.

Upon entering the flat, you are greeted by a modern kitchen, complete with sleek cabinetry and ample counter space. The kitchen is designed to accommodate all necessary appliances, providing a functional and efficient cooking area. The living spaces are well-lit, with large windows allowing natural light to fill the rooms. The bedrooms are spacious and offer flexibility for various furniture arrangements.

The bathroom is fitted with contemporary fixtures, including a shower, toilet, and sink, all designed to maximize space and functionality. The property also includes off-road parking, a valuable feature in this area, providing convenience and security for residents.

The flat is situated in Clacton-on-Sea, a coastal town known for its vibrant community and seaside attractions. The location offers easy access to local amenities, including shops, restaurants, and public transport links, making it a practical choice for those seeking a well-connected home.

The property has an Energy Performance Certificate (EPC) rating of C, indicating good energy efficiency, which can help reduce utility costs. It falls under Council Tax Band A, offering an affordable option for potential tenants.

Overall, this flat presents a comfortable and modern living space in a desirable location, with essential amenities and efficient energy use.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: CLACTON-ON-SEA, CO15

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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