



BLAKE &  
THICKBROOM



**Lupin Way, Clacton-on-sea, Essex, C016 7DX**

Clacton-on-sea

**£150,000**

NO ONWARD CHAIN. This charming two-bedroom first-floor maisonette, ideally situated in the sought-after Ruaton Gardens development, offers comfortable living with the benefit of a 999-year lease. Enjoy the convenience of a private rear garden, a single garage, and allocated parking. Gas central heating ensures a warm and inviting home. A video tour is available, and an internal viewing is highly recommended.

### Entrance Hall

### Landing

**Bedroom One** - 3.56m x 2.67m (11'8" x 8'9")

**Bedroom Two** - 2.36m x 2.06m (7'9" x 6'9")

**Bathroom** - 2.49m x 1.47m (8'2" x 4'10")

**Lounge** - 4.29m x 3.56m (14'1" x 11'8")

**Kitchen** - 2.21m x 2.13m (7'3" x 7'0")

### Garage

Material information for this property:

Tenure is Leasehold (balance of a 999-year lease).

Council Tax Band: A

EPC Rating: C

Services Connected: Mains Electricity, Mains Gas, Mains Water, Mains Sewerage.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to [Checker.ofcom.org.uk](http://Checker.ofcom.org.uk) to confirm coverage.

Any additional property charges - No

Non standard properties features to note - No

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- Identification checks including photographic ID, proof of residence, and source of funds will be required for prospective purchasers. An ADMIN CHARGE of £24 (inclusive of VAT) for a single applicant and £36 (inclusive of VAT) total for multiple applicants/buyers applies via a third-party company for Anti Money Laundering checks.

**Property Type:** Maisonette

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

- Sole Agents
- No Onward Chain
- Video Tour Available
- Balance of a 999 year lease
- Two Bedrooms
- Lounge 14'1" x 11'8"
- Kitchen 7'3" x 7'
- Bathroom 8'2" x 4'10"
- Garage & Off Street Parking
- Gas Central Heating





