



Connaught Gardens East Clacton-on-Sea, CO15 6JD

Sheens Letting & Management are pleased to offer for let this TWO BEDROOM FIRST FLOOR APARTMENT which is situated on the seafront in the sought after area of East Clacton with a front facing private balcony benefitting from stunning direct views, modern décor throughout and communal lift to all floors. The property is available now so please call us on 01255 852555 to book your viewing.

- Two Bedrooms
- Master Bedroom With Balcony
- Lounge With Juliet Balcony
- Shower Room
- Direct Sea Views
- Lift To All Floors
- Working Tenants
- Council Tax Band B
- EPC Rating C



£1,000 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

Communal entrance door with security entry system giving access to:

Communal Hallway

Lift and stair flight to all floors.

First Floor

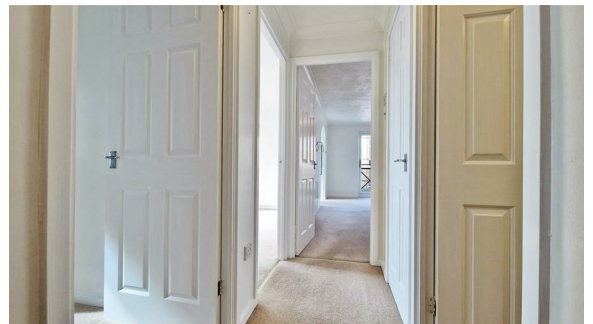
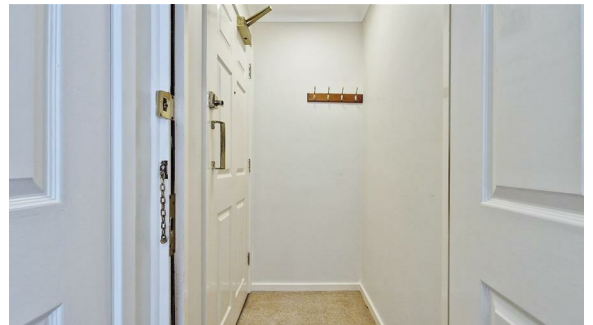
Hardwood fire door giving access to:

Entrance Porch

Door to:

Entrance Hall

Security entry intercom system. Built in storage cupboard. Built in airing cupboard. Doors to:



Master Bedroom

12' x 9'8"

Built in wardrobe. Wall mounted electric panel heater. Sealed unit double glazed patio doors giving access to:



Views From Master Bedroom



Balcony

Direct sea views over the communal gardens.

Bedroom View

Bedroom Two

10'1" x 8'9"

Wall mounted electric panel heater. Sealed unit double glazed window to front with sea views.



Shower Room

White suite comprising of low level W/C. Pedestal wash hand basin. Corner shower cubicle with wall mounted shower. Part tiled walls. Heated towel rails. Fitted extractor fan.



Lounge/Diner

22'2" max x 11'5"

Wall mounted electric panel heater. Sealed unit double glazed patio doors to 'Juliet' balcony. Archway leading to:



Sea View



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Kitchen

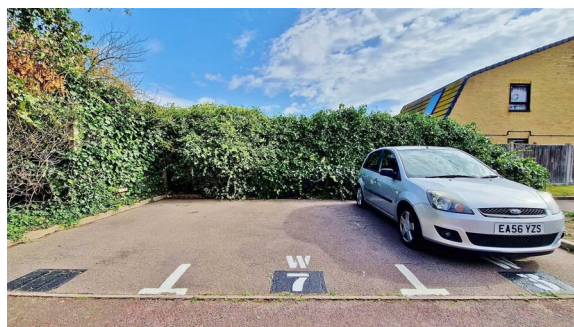
8'9" x 8'0"

Fitted with a range of white country style fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Fitted four ring electric hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Built in double oven. Integrated dishwasher and fridge. Plumbing for automatic washing machine. Part tiled walls. Space for freezer. Fitted extendable breakfast bar. Sealed unit double glazed window to front with sea views.



Outside

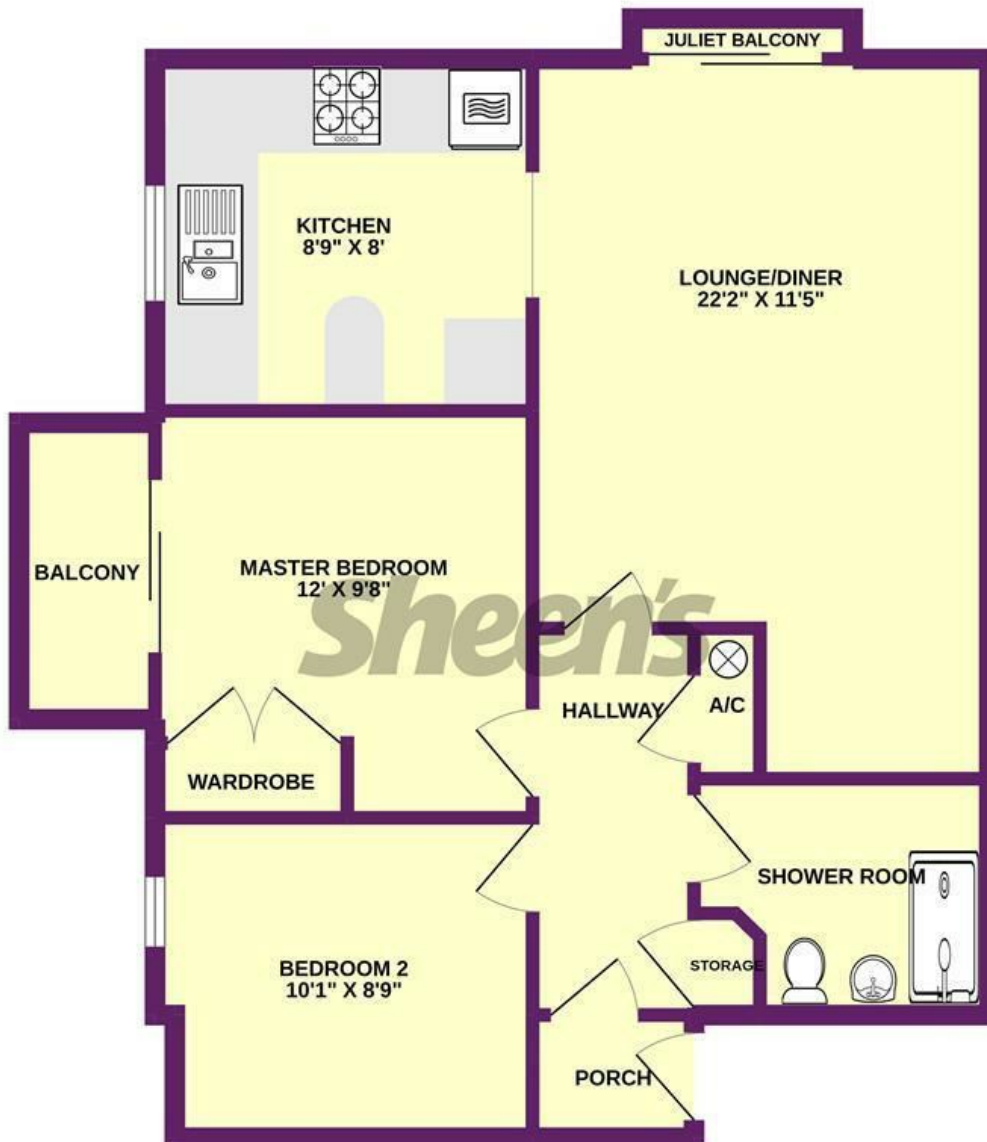
Communal gardens to front. Hard standing area providing allocated parking for one vehicle.



Car Park



FIRST FLOOR



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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Selling properties... not promises

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The Action Agents