



LAMB & CO

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Inspired by property, driven by passion.



THOROUGHGOOD ROAD, CLACTON-ON-SEA, CO15 6JX

PRICE £175,000

Situated in this purpose built block, constructed in 2003 to a high specification, this two bedroom ground floor apartment with private patio area is being sold with no onward chain. Boasting, allocated parking, ensuite to master bedroom and lift in the block.

- Two Bedrooms
- Ground Floor
- Allocated Parking
- Chain Free
- Ensuite To Master
- EPC TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM TWO

9'8" x 8'0" (2.95m x 2.44m)



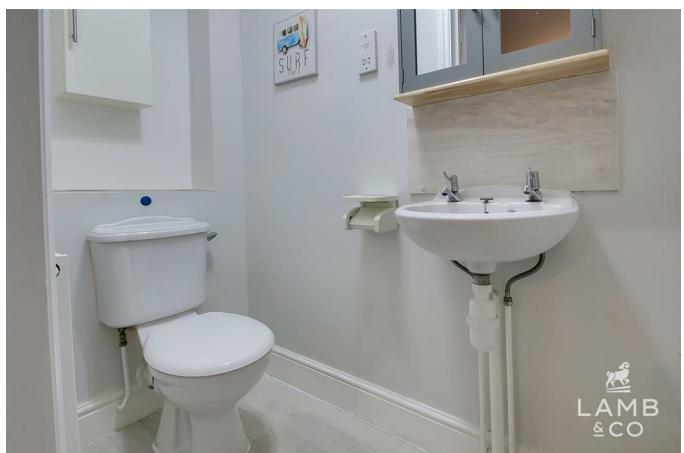
BEDROOM ONE

13'3" x 9'8" (4.04m x 2.95m)



ENSUITE

9'8" x 3'0" (2.95m x 0.91m)



BATHROOM

6'7" x 5'9" (2.01m x 1.75m)



LOUNGE

18'2" x 14'4" (5.54m x 4.37m)



KITCHEN

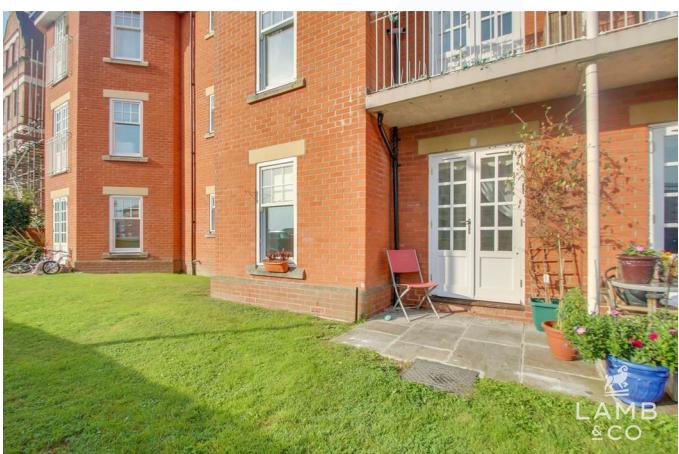
8'0" x 6'4" (2.44m x 1.93m)



OUTSIDE FRONT



PATIO AREA



AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Leasehold Information

Lease Term Remaining: 176 years

Ground Rent: £231 P/A

Service Charge: £1,589.08 P/A

Material Information

Council Tax Band: B

Heating: Gas

Services: Mains water and electric

Broadband: Ultrafast

Mobile Coverage: O2, EE, Three & Vodafone

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Surface water: Very low. Rivers and sea: Very low

Additional Charges: See leasehold info

Seller's Position: No onward chain

Map

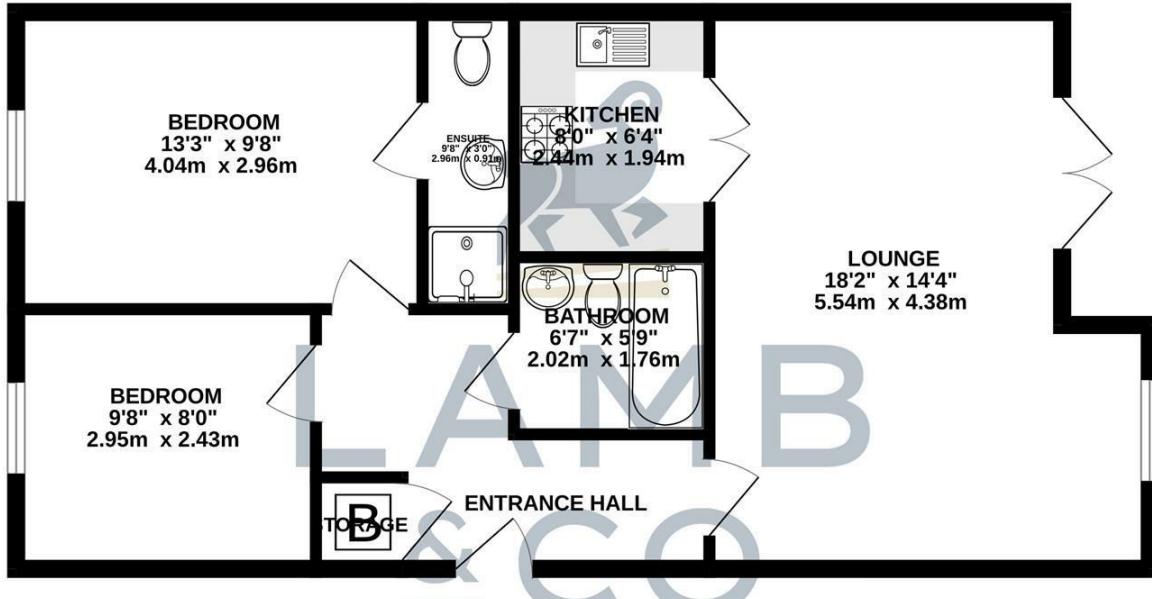


EPC Graphs

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 84 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Floorplan



TOTAL FLOOR AREA : 642 sq.ft. (59.7 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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