



LAMB & CO

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Inspired by property, driven by passion.



## CONNAUGHT GARDENS EAST, CLACTON-ON-SEA, CO15 6JD

PRICE £165,000

Located in the prestigious Gardens area of East Clacton, this ground floor flat offers sea views and direct access to the seafront. The property also benefits from an allocated parking space and is sold with no onward chain.

- Two Bedrooms
- Allocated Parking Space
- Sea Views
- Gardens Area
- Ground Floor Flat
- EPC C

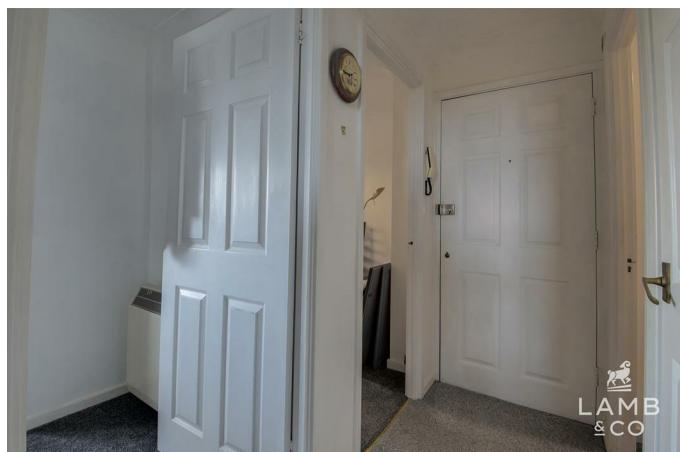
## DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

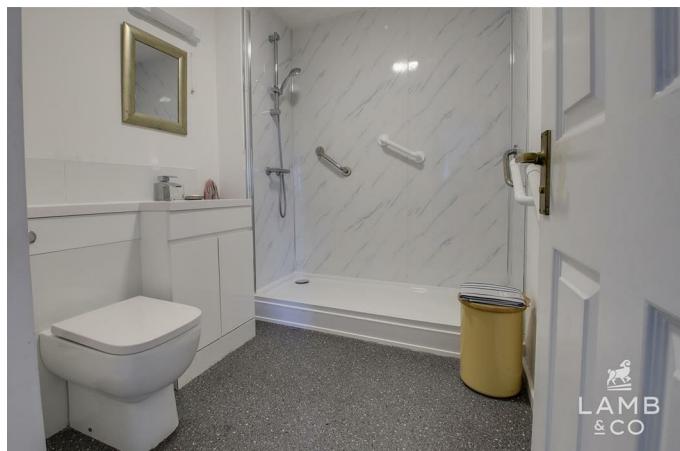
### LOBBY

### ENTRANCE HALL



### SHOWER ROOM

8'0 x 6'3 (2.44m x 1.91m)



### LOUNGE/ DINER

18'2 x 11'5 (5.54m x 3.48m)



### KITCHEN

8'9 x 8'0 (2.67m x 2.44m)



### BEDROOM ONE

11'4 x 9'0 (3.45m x 2.74m)



## BEDROOM TWO

9'0 x 7'0 (2.74m x 2.13m)



## 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.

## Material Information

Council Tax Band: C

Heating: electric

Services: mains electric, water

Broadband: ultrafast

Mobile Coverage: O2 good; EE, Three & Vodafone likely

Construction: conventional

Restrictions: no

Rights & Easements: no

Flood Risk: very low

Seller's Position: no onward chain

Garden: communal garden

## Leasehold Note

It is up to any interested party to satisfy themselves of all the relevant Lease details with their Legal representatives before incurring any expenditure.

Service charge approx. £1500 per year (inclusive of ground rent & insurance)

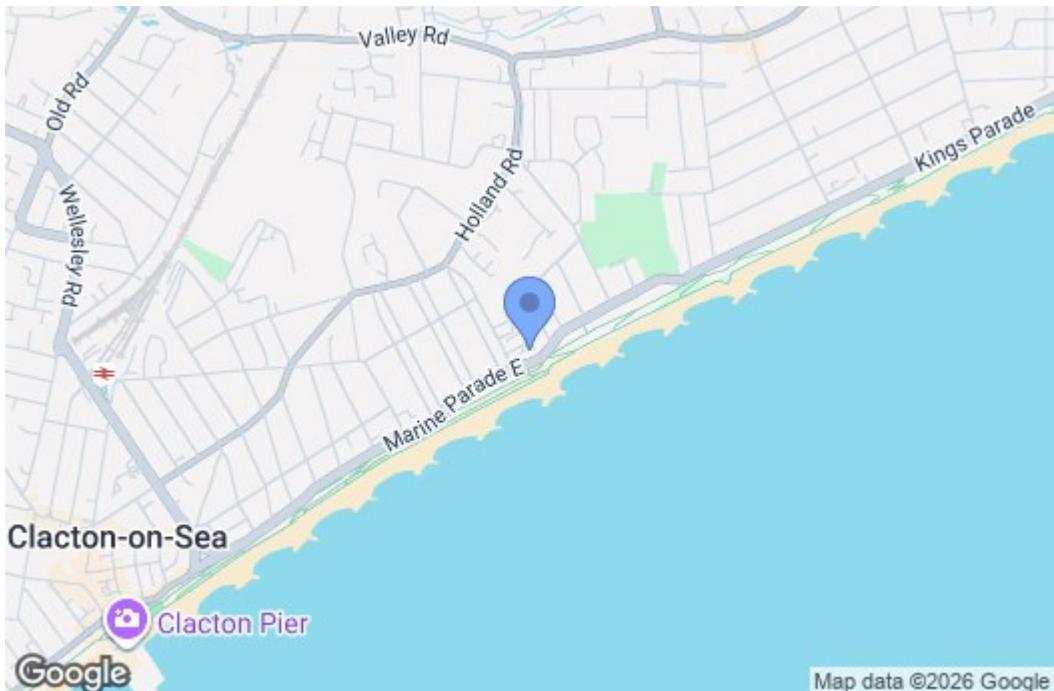
Approx. 89 years left on lease.

## 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.

## AML

## Map

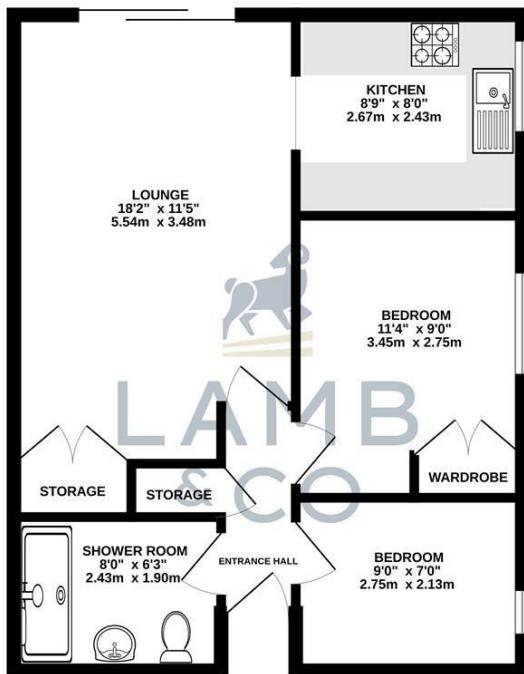


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA: 540 sq ft. (50.1 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Measure 2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.