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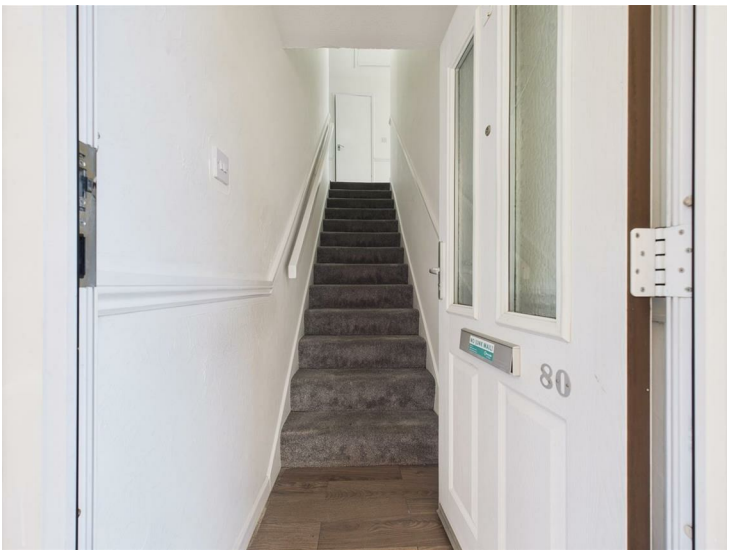
Flatford Drive, Clacton-On-Sea, CO16 8BT

£155,000

Gallant Richardson estate Agents offer to the market this very well appointed TWO BEDROOM first floor maisonette, so no communal entrance or hallways to bother with just your own private entrance. The property has undergone redecoration including new carpet flooring in 2026, has it's own private garden, off street parking and has NO ON-GOING CHAIN!

The location could not be any more convienient with local schools close to hand, Bockings Elm shopping parade just a stroll away and the local bus service running nearby accessing the town centre and surrounding areas.

Entry



Lounge

13'5" x 11'7" (4.09m" x 3.53m")





Kitchen

11'6" x 8'10" (3.51m" x 2.69m")





Bedroom One

11'10" x 10' (3.61m" x 3.05m)



Bedroom Two

9' x 9' (2.74m x 2.74m)



Bathroom



Outside




Material Information

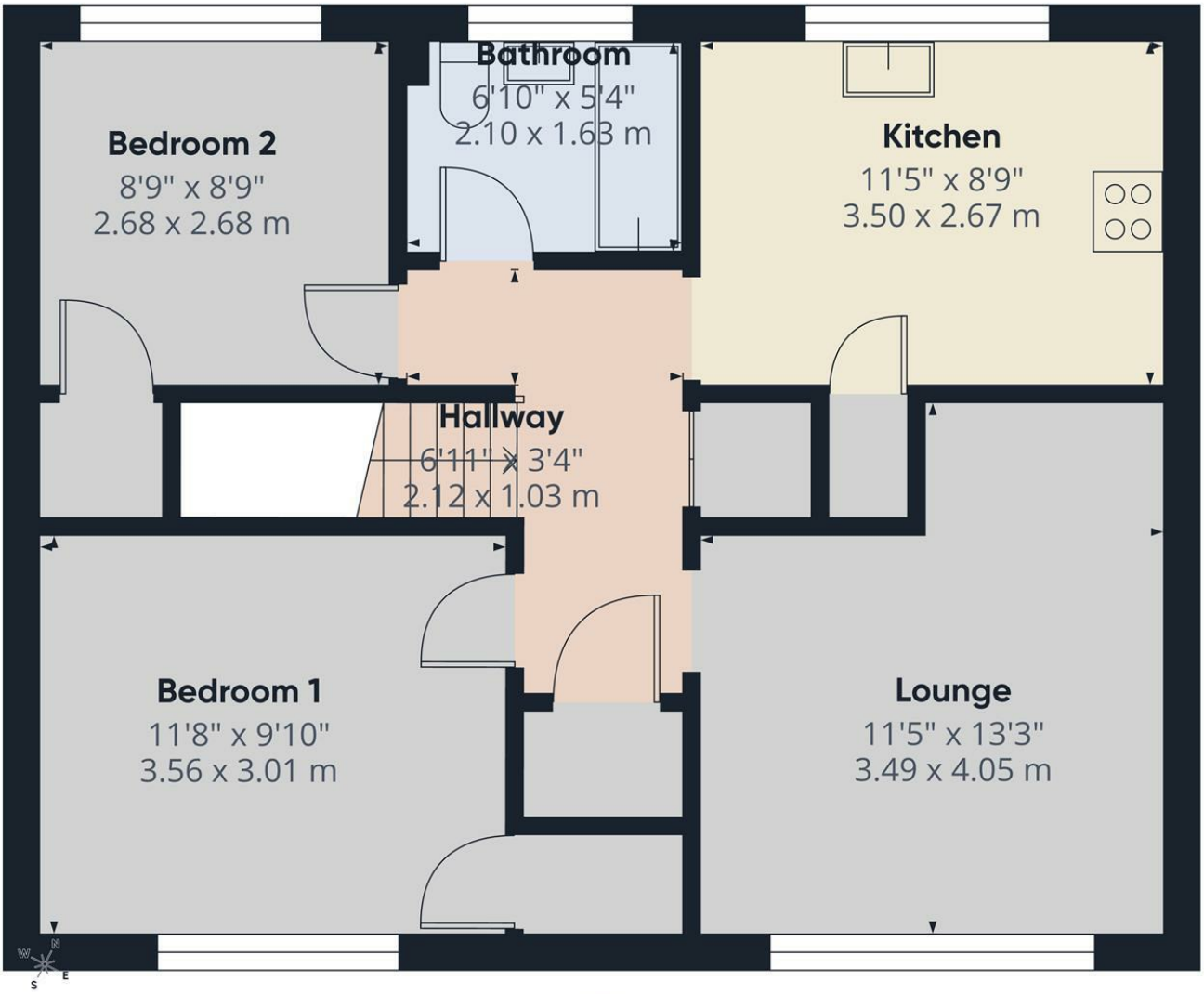
Local Authority - Tendring District Council
Council Tax Band - A - £1483.98 - 2026/2027
EPC - C - Valid 06/06/2027
Ex-Local Authority Property
Tenure - Leasehold
Lease Start Date 20 Oct 1991
Lease End Date 21 Oct 2116
Lease Term 125 years from 21 October 1991
Lease Term Remaining 90 years
Last Service charge - £131.00 P.A.
Ground Rent - £10.00 P.A
Conservation Area - No
Flood Risk - Very low
Floor Area - Approx. 678 ft 2 / 63 m 2
Shared side driveway must remain clear
Mobile coverage - Yes
Broadband coverage - Yes
Please be advised a relative of the vendor is an employee of Gallant Richardson Estate Agents.
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

Anti-Money Laundering

“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.”

Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Approximate total area(1)

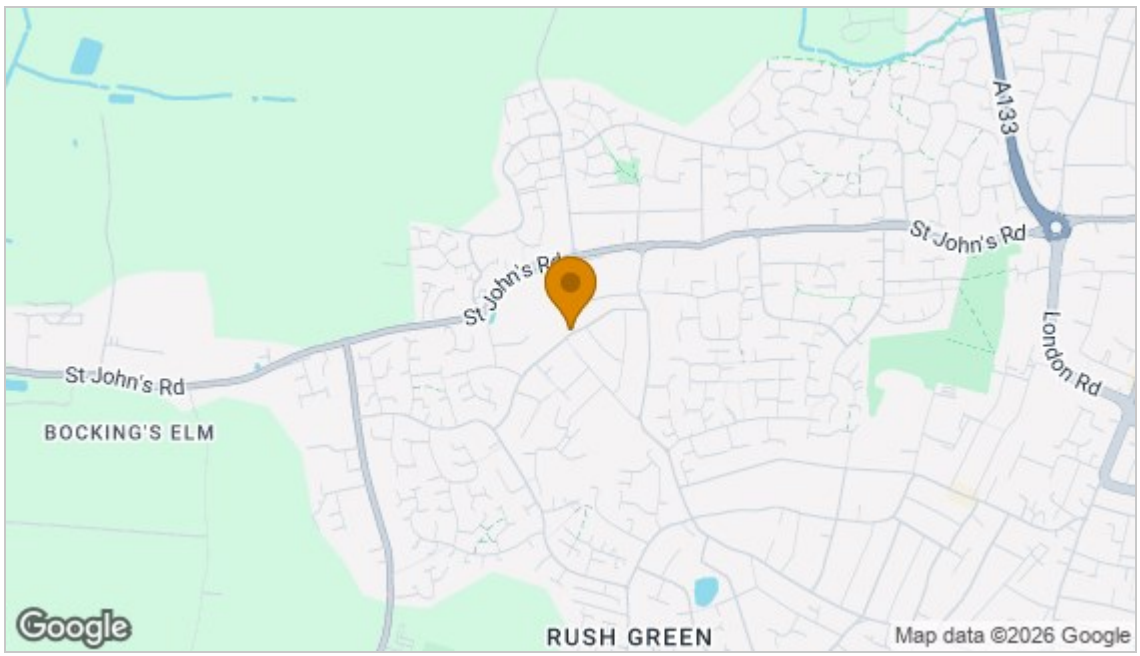
578 ft²

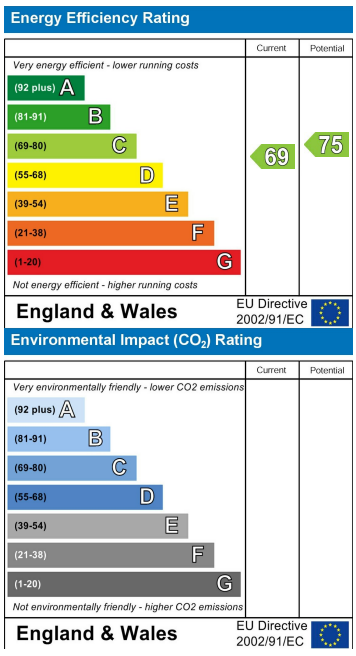
53.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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