

**Connaught Gardens East,  
Clacton-On-Sea CO15 6JD  
£169,995 Leasehold**



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB  
Phone: 01206 302288  
email: [property@townandcountryresidential.co.uk](mailto:property@townandcountryresidential.co.uk)  
[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- LEASEHOLD
- ALLOCATED PARKING
- COMMUNAL GARDEN
- SEA VIEWS
- LOW MAINTACE
- QUITE LOCATION
- MOTIVATED SELLER
- DOUBLE GLAZED

**\*\*\* TWO BEDROOM APARTMENT WITH SEAVIEWS \*\*\***

Located close to the gardens area of East Clacton.

Positioned within stone's throw to the Clacton-On -Sea beach front

This 2nd floor apartment offers sizeable living accommodation including two double bedrooms, one of which has a balcony

living room opening onto the kitchen with tremendous Seaview, family bathroom, the property also includes allocated off road parking, secure entry system and well kept communal grounds

**\*\*\* Viewings now happening, arrange your scheduled appointment today \*\*\***

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**The accommodation with approximate room sizes are as follows:**

### **ENTRANCE**

Communal entrance with phone style secure entry system, stairs to 2nd floor

### **HALL**

Wooden front door opening onto; Hall with centre light, carpet flooring, wall mounted phone for entry system, doors leading to: bedroom 1,2 airing cupboard, storage, living room, family bathroom

### **LIVING ROOM**

20' 1" x 11' 5" (6.12m x 3.48m)

Patio doors to side, opening onto Juliette balcony, carpet flooring, 2 x ceiling lights, electric heater, spacious room for living room furniture , dining area, open plan onto kitchen

### **KITCHEN/BREAKFAST ROOM**

8' 9" x 8' 0" (2.66m x 2.44m)

Window to side, tiled flooring, strip ceiling light, range of wall and base units, laminate roll top work surfaces, tiled splash-back, integrated electric hob, oven with overhead fan, stainless steel sink with left hand drainer, space for washing machine, fridge

### **BEDROOM 1**

12' 10" x 8' 10" (3.91m x 2.69m)

Patio doors opening onto balcony, centre light, carpet flooring, electric heater, built in wardrobe, space for double bed and furniture, sea views, door opening onto: hall

### **BEDROOM 2**

10' 2" x 8' 9" (3.10m x 2.66m)

Window to side, carpet flooring, centre light, electric heater, space for double bed and furniture, views onto the sea, door leading to: hall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### FAMILY BATHROOM

7' 11" x 6' 3" (2.41m x 1.90m)

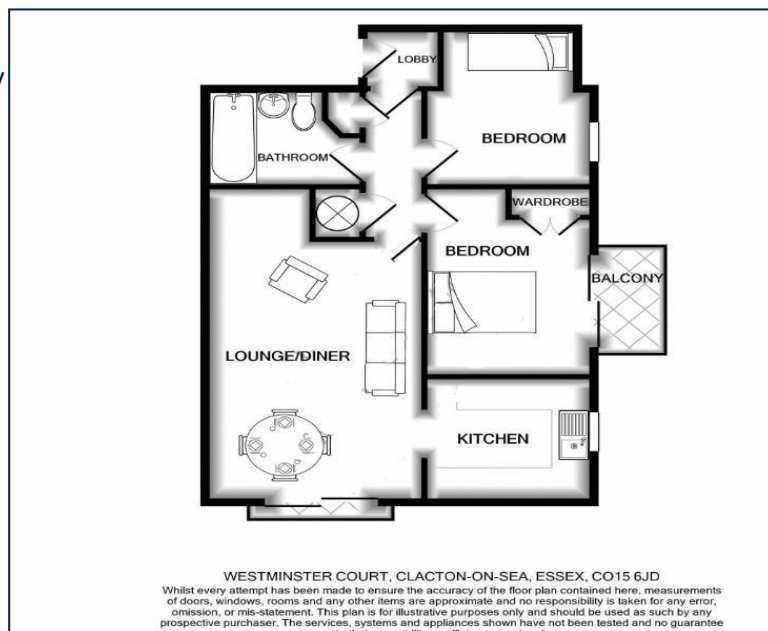
Centre light, tiled flooring, panelled bath with wall mounted power shower, vanity unit, low level W.C, part tiled walls, door leading to: hall

### OUTSIDE

Communal lawns to the rear, bin storage, 1 x allocated parking space plus visitor parking

### AGENTS NOTE

Electric meter in communal hall way



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.

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