



**Beach Road
Clacton-on-Sea
Essex
CO15 1UF**

Offers in Excess of £95,000

bettermove

Beach Road Clacton-on-Sea

Bettermove are proud to present this 1 bedroom first floor flat in Clacton-on-Sea available with no forward chain.

The property benefits from double glazing, electric heating throughout and ample on street parking available nearby. The council tax band is A.

This is a leasehold property with 123 years remaining on the lease; the ground rent is £75 per annum and there is no service charge.

The interior of this well presented property briefly comprises a spacious living room, fitted kitchen, one double bedroom, bathroom and separate WC with a private balcony on the first floor of the building.

Located in the town centre of Clacton-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Clacton-on-Sea Train Station, the A133 and many local bus routes.

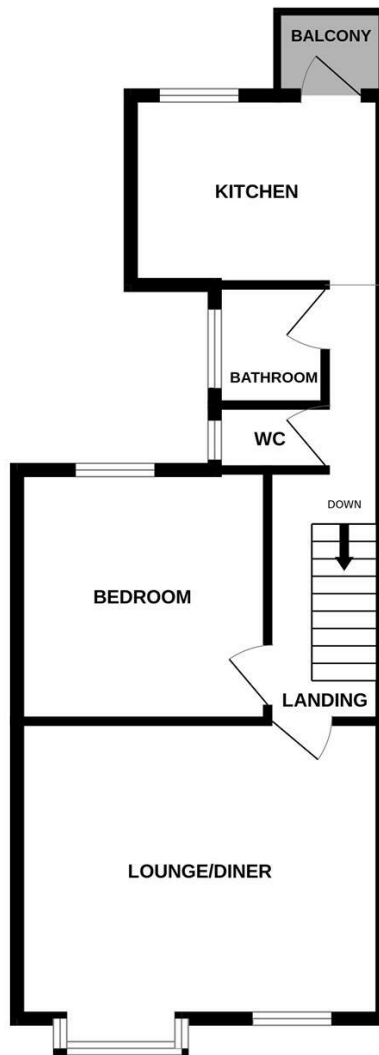
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	31	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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