

**Auction**

## 1 bed apartment to buy in CO15

25 Church Road, Clacton-on-Sea, Essex,  
CO15 6AS

# £69,000

 Starting Bid

🛏 x1 🚿 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Sold With Sitting Tenant Paying £675 PCM
- ✓ Tenant has been served notice
- ✓ Allocated Parking
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
South East Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A fantastic investment opportunity to acquire a spacious one-bedroom flat, currently let with a reliable tenant in situ. The property offers generous accommodation throughout and benefits from a steady rental income of £675 per calendar month.

Additional benefits include one allocated parking space, making this an attractive proposition for tenants.

Ideal for investors seeking a buy-to-let property with immediate rental return. Early viewing is highly recommended.

For further information and to arrange a viewing, please call us today.

### ACCOMMODATION:

Hallway

Kitchen- 8'5 x 5'4

Living Room- 13'3 Max x 12'5 Max

Bathroom- 7'7 x 6' Max

Bedroom- 13'3 Max x 12'2

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 100

Annual Service Charge Amount: £1,700.00

Price: Starting Bid £69,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

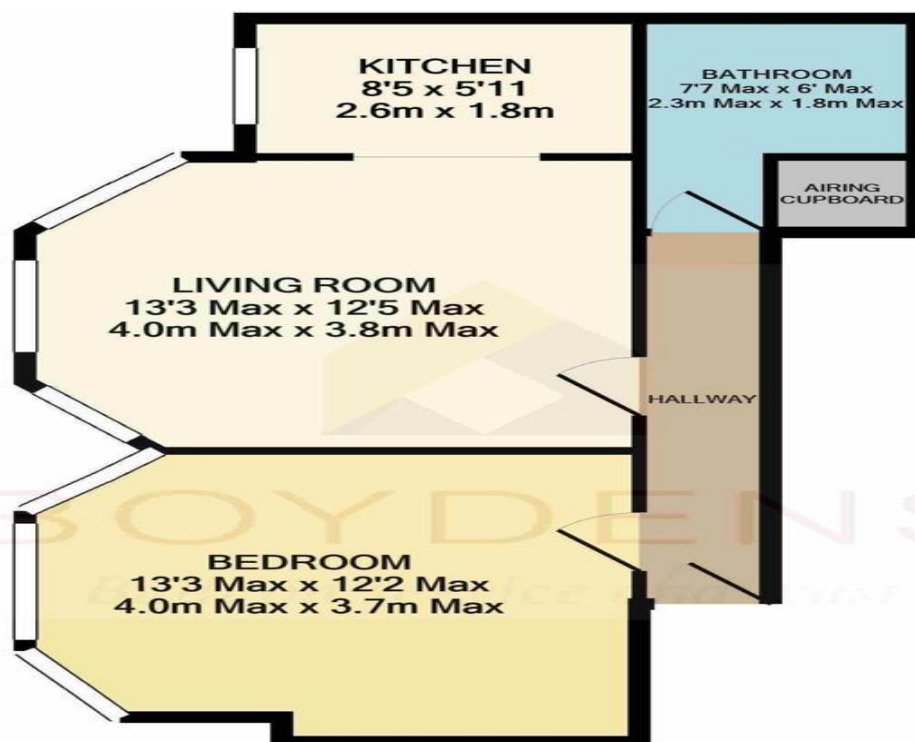
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| 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>                            |         | 74                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 44      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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Contact your local branch today for more information on this property:

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