



### 1 bed flat to buy in CO15

Granville Road, Clacton-on-Sea, Essex,  
CO15 6BX

**£39,500** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ 14'2 x 11'3 Lounge/Bedroom
- ✓ 10'2 x 4'3 Kitchen
- ✓ Bathroom
- ✓ Electric Heating (n/t)
- ✓ 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: None
- ✓ Mobile signal: Good

## Arrange a viewing

Thomas Jack Smith  
Branch Manager  
South East Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

• \*\* Being Sold via Secure Sale online bidding. Terms & Conditions apply. STARTING BID - £40,950 \*\*\*  
Cash Buyers Only - This GROUND FLOOR STUDIO FLAT has around 65 years remaining on the lease and is offered with VACANT POSSESSION. Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street, Clacton's Sea Front and Town Centre are positioned within 500m. The property has communal parking as well as communal gardens. An internal inspection is highly advised to appreciate the accommodation on offer.

Accommodation Comprises - The accommodation comprises approximate room sizes:

Wooden entrance door leading to:

Lounge/Bedroom - 4.32m x 3.43m (14'2 x 11'3) - Wall mounted electric radiator (not tested). Double glazed bay window to front. Open access to:

Kitchen - 3.10m x 1.30m (10'2 x 4'3) - Kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Cupboards and drawers at floor level. Space for cooker. Double glazed windows to front. Door to:

Bathroom - Three piece white suite comprising; Low level W. Pedestal hand wash sink basin. Panelled bath.

Outside Front - Communal parking.

Outside Rear - Communal gardens.

Material Information (Leasehold Property) - Tenure: Leasehold

Council Tax: Tendring District Council  
Council Tax Band A  
Payable 2026/2027 £1483.98 Per Annum

Length of lease (years remaining): 65 Years Annual ground rent amount (£): £200.00 Annual service charge amount (£): £1156.00

Any Additional Property Charges: N/A

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

Non-Standard Property Features To Note: N/A

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

Auctioneers Additional Comments -

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

Ba 05/26 - MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

FEES - You will find a list of any/all fees we may receive on our website

Particular

Draft details - draft details - not yet approved by vendor

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 65

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,156.00

Price: Starting Bid £39,500

Property Type: Flat

Parking: Allocated

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

Heating: Electric

Electric: National Grid

Water: Direct mains water

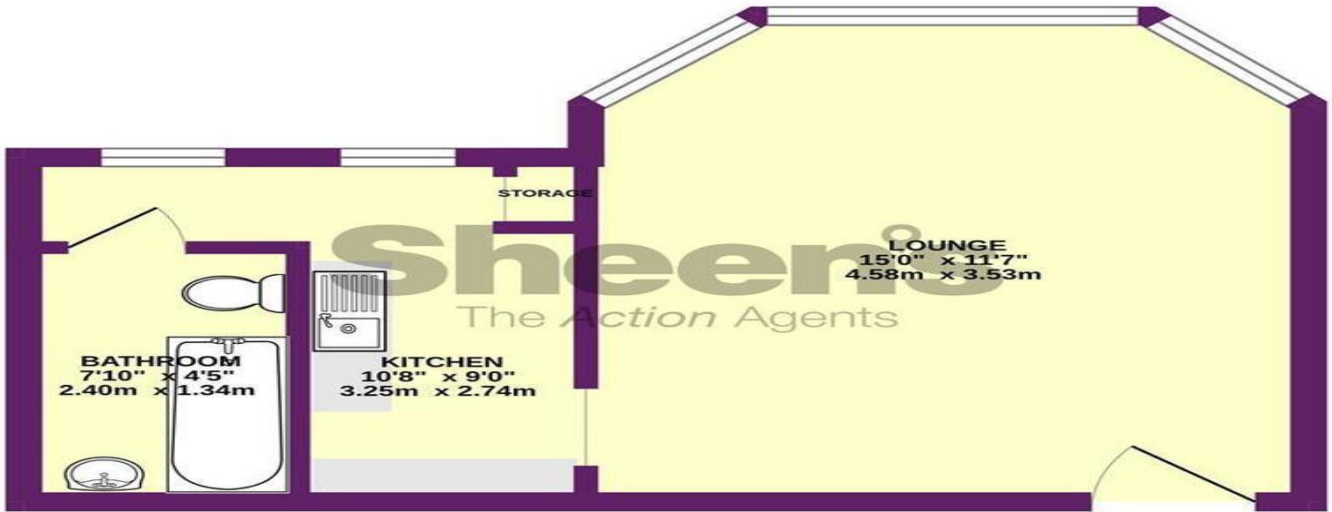
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## GROUND FLOOR



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 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Granville Road, Clacton-on-Sea, Essex, CO15 6BX

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

**Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk**

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