



LAMB & CO

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Inspired by property, driven by passion.



MARINE PARADE EAST, CLACTON-ON-SEA, CO15 6AD

PRICE £154,950

****Stunning SeaViews**** Offered with scope to improve, this two bedroom first floor apartment overlooks East Clacton's seafront. The property also benefits from a generous lounge/diner, an allocated parking space and garage to the rear.

- Two Bedrooms
- Lift In Block
- Stunning Sea Views
- Garage & Allocated Parking
- No Onward Chain
- EPC - C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

OUTSIDE FRONT



ENTRANCE HALLWAY



SHOWER ROOM

6'1 x 6'1 (1.85m x 1.85m)



BEDROOM ONE

13'0 x 8'11 (3.96m x 2.72m)



BEDROOM TWO

11'7 x 6'11 (3.53m x 2.11m)



LOUNGE/DINER

23'11 x 20'6 (7.29m x 6.25m)



KITCHEN

6'10 x 6'9 (2.08m x 2.06m)



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Information Clacton

Council Tax Band: D

Heating: Gas

Seller's Position: No Onward

Garden Facing: N/A

Leasehold Information

Lease Term Remaining: 95 Years

Ground Rent & Service Charge: £1400 (per annum)

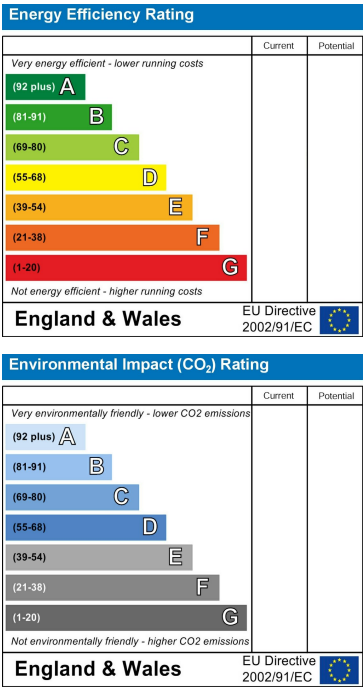
VIEW FROM FLAT



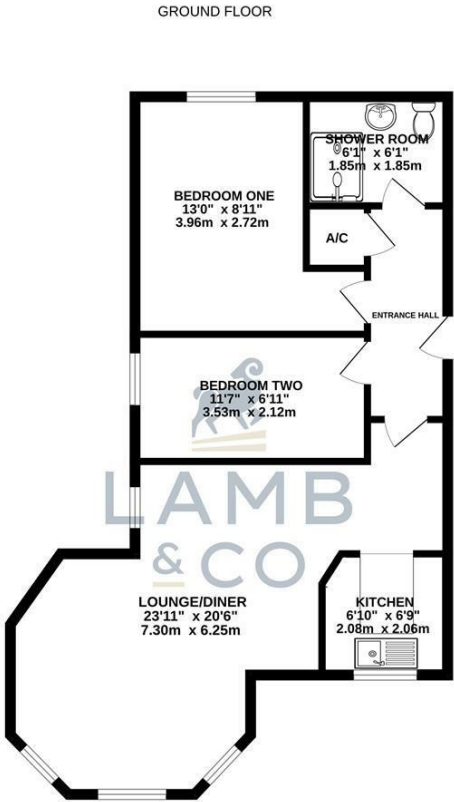
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.