



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



WEYMOUTH CLOSE, CLACTON-ON-SEA, CO15 1XW

OFFERS IN EXCESS OF £105,000

This charming one-bedroom flat for sale in Martello Bay, ideally situated near the seafront. This property is a fantastic opportunity as it comes with the added benefit of no onward chain, The flat promises a cozy living space, perfect for individuals or couples seeking a convenient and low-maintenance residence.

- One Bedroom
- Off Road Parking
- No Onward Chain
- Martello Bay
- Close To Seafront
- EPC - C



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ENTRANCE HALL

KITCHEN

8'9" 8'4" (2.67m 2.54m)



LOUNGE

15'00" 12'5" (4.57m 3.78m)



BEDROOM

12'4" 11'4" (3.76m 3.45m)



BATHROOM

8'6" 6'9" (2.59m 2.06m)



OUTSIDE

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.

Leasehold Information

Lease Term Remaining: Appx 90 Years

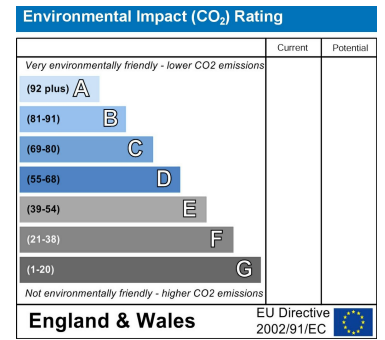
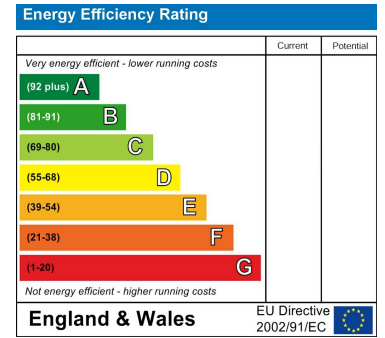
Service Charge: Appx £1500 P/A



Map

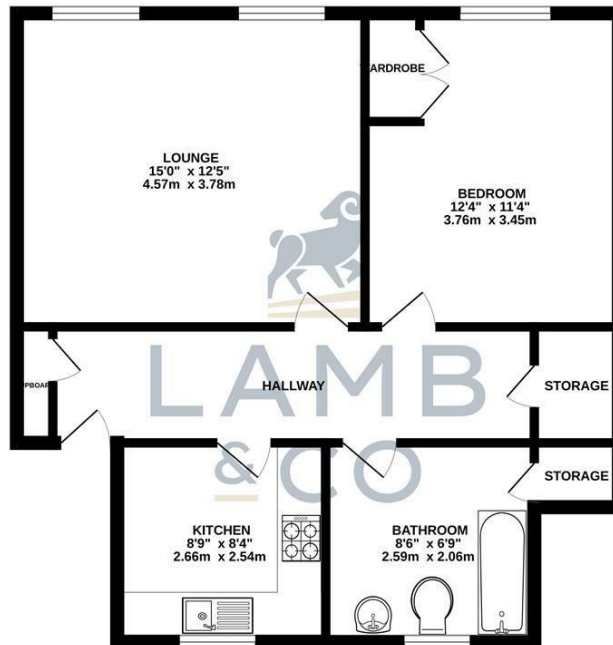


EPC Graphs



Floorplan

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.

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 misstatement. 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 is given as to their operability or efficiency can be given.
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