



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



HERBERT ROAD, CLACTON-ON-SEA, CO15 3BG

PRICE £150,000

Conveniently located close to the Town Centre and mainline train station, this purpose-built two bedroom ground floor flat benefits from the balance of a 999 year lease. The property is offered with no onward chain and communal gardens.

- Two Bedrooms
- Ground Floor
- No Onward Chain
- Close To Local Amenities
- Communal Garden
- EPC - C



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

15'9" x 11'11" (4.80m x 3.63m)



BEDROOM ONE

12'10" x 11'9" (3.91m x 3.58m)



BEDROOM TWO

11'10" x 8'11" (3.61m x 2.72m)



KITCHEN

11'10" x 9'6" (3.61m x 2.90m)



BATHROOM

6'4" x 5'7" (1.93m x 1.70m)



COMMUNAL GARDEN



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.

FRONT



Additional Information Clacton

Council Tax Band: B

Heating: Gas

Seller's Position: No onward chain

Garden Facing: North/East

Leasehold Information

Lease Term Remaining: 939 years

Ground Rent: £10.50 PA

Service Charge: £1,650 PA

AML

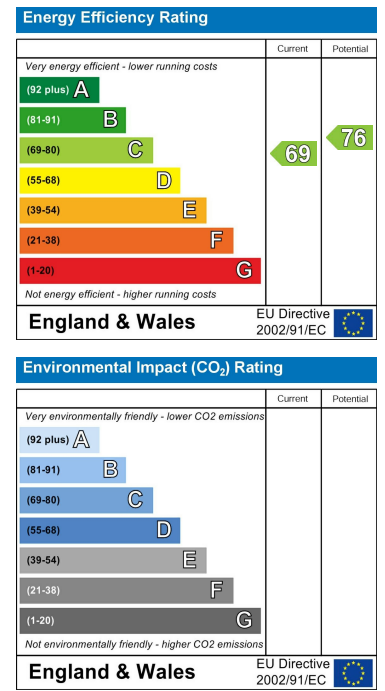
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

Map

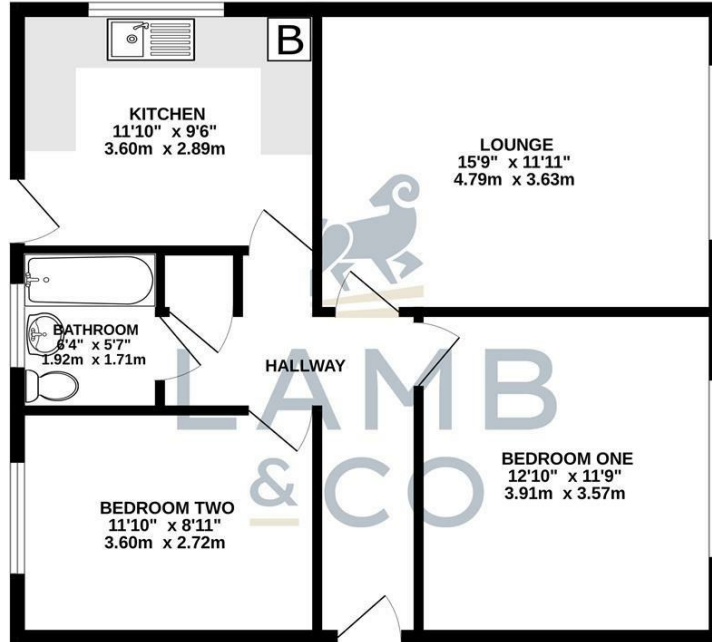


EPC Graphs



Floorplan

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.2 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 as to their quality or efficiency can be given.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.